

City of Ramsey
Agenda
Regular Planning Commission
Thursday, April 23, 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. Appointment of Planning Commission Officers
 1. Appoint Chair and Vice Chair of the Planning Commission
6. **Consent Agenda**
 1. Approve the Planning Commission Meeting Minutes for March 26, 2026.
7. **Public Hearing**
 1. PUBLIC HEARING: Consider a Zoning Map Amendment from I-1, Light Industrial to I-2, General Industrial for 14021 Azurite St NW and 14021 Basalt St NW; Case of ACE Solid Waste
8. **Commission Business**
 1. Consider a Sketch Plan for a Proposed 15-Lot Single Family Residential Subdivision at 17400 & 17650 Erkium Street NW (Project No. 26-106); Case of Thomas Allen Homes LLC
 2. Planning Commission Training
9. **Commission/Staff Input**

10. Adjournment

Regular Planning Commission

5. 1.

Meeting Date: 04/23/2026

By: Todd Larson, Community Development

Information

Title:

Appoint Chair and Vice Chair of the Planning Commission

Purpose/Background:

Each year, the Planning Commission appoints a chair and a vice chair. Currently, Commissioner Cheri Gengler serves as Chair and Commissioner Randy Bauer serves as the Vice Chair. The next term of appointment is from April 23, 2026, to April 22, 2027.

Notification:

Observations/Alternatives:

Funding Source:

Recommendation:

Action:

Motion to appoint _____ as Chair of the Planning Commission.

-and-

Motion to appoint _____ as Vice Chair of the Planning Commission.

Attachments

No file(s) attached.

Form Review

Inbox

Brian Hagen

Form Started By: Todd Larson

Final Approval Date: 03/19/2026

Reviewed By

Brian Hagen

Date

03/19/2026 02:46 PM

Started On: 03/12/2026 09:36 AM

Regular Planning Commission

Meeting Date: 04/23/2026

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

Information

Title:

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

Purpose/Background:

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

Recommendation:

Staff recommends approving the minutes.

Outcome/Action:

Motion to approve the minutes for March 26, 2026.

Attachments

PC March 2026 Minutes

Form Review

Inbox

Brian Hagen

Form Started By: Kalia Lor

Final Approval Date: 04/09/2026

Reviewed By

Brian Hagen

Date

04/09/2026 01:15 PM

Started On: 04/06/2026 08:28 AM

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

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

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

Members Absent: Commissioner Nichole Bauer

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

1. CALL TO ORDER

Chairperson Gengler called the regular meeting to order at 6:30 p.m.

2. PLEDGE OF ALLEGIANCE

Chairperson Gengler led the group in the Pledge of Allegiance.

3. CITIZEN INPUT

None.

4. APPROVAL OF AGENDA

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

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

5. CONSENT AGENDA

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

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

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

6. PUBLIC HEARINGS/COMMISSION BUSINESS

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

Public Hearing

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

Presentation

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

Citizen Input

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

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

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

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

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

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

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

Commissioner Lubarski asked for information on the hours of operation.

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

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

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

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

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

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

Commission Business

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

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

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

Public Hearing

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

Presentation

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

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

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

Citizen Input

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

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

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

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

Commission Business

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

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

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

Public Hearing

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

Presentation

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

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

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

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

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

Citizen Input

No comments.

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

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

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

Commission Business

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

Further discussion

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

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

7. COMMISSION BUSINESS

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

Presentation

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

Commission Business

Chair Gengler asked for clarification on the methodology.

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

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

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

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

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

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

8. COMMISSION / STAFF INPUT

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

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

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

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

9. ADJOURNMENT

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

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

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

Respectfully submitted,



Todd Larson
Planning Manager

ATTEST:



Kalia Lor
Planning Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

Regular Planning Commission**Meeting Date:** 04/23/2026**Primary Strategic Plan Initiative:** Promote economic growth and development.**Information****Title:**

PUBLIC HEARING: Consider a Zoning Map Amendment from I-1, Light Industrial to I-2, General Industrial for 14021 Azurite St NW and 14021 Basalt St NW; Case of ACE Solid Waste

Purpose/Background:

The City has received an application from ACE Solid Waste (the "Applicant") for a Final Plat, Right-of-Way Vacation, and a Zoning Map Amendment from I-1, Light Industrial to I-2, General Industrial, on the properties currently addressed as 14021 and 14050 Basalt Street NW. The Applicant is also requesting a Zoning Map Amendment from I-1 to I-2 on the property at 14021 Azurite Street NW. Both Zoning Map Amendments are requested to allow for an expansion of ACE's operations in Ramsey.

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 Hearings to be held by the Planning Commission and City Council. Notices of the Public Hearings were published in the Anoka County Union Herald, the City's official newspaper. Proposed development signs were placed on each property.

Time Frame/Observations/Alternatives:**Subject Property and Zoning Map Amendment**

The Zoning Map Amendment for 14021 Azurite Street NW is to allow for more flexibility for outdoor storage locations on the property, as ACE uses the Azurite property for waste container maintenance. The proposed use of the Azurite property is not changing with this request.

The Zoning Map Amendment for 14021 and 14050 Basalt Street NW is to align these parcels with the zoning of ACE's main property at 6601 McKinley Street NW. 14050 Basalt Street NW has been owned and occupied by ACE for several years and was inadvertently rezoned from E-2 to I-1 with the new citywide zoning map that was adopted in 2023. 14021 Basalt Street NW was recently purchased by ACE to accommodate an expansion of their fleet parking lot with compressed natural gas (CNG) dispensers for some of their newer garbage and recycling trucks. Their intent is to demolish the building on 14021 Basalt Street NW as it does not meet their business needs.

Final Plat and Right-of-Way Vacation

Additionally, it should be noted that the proposed Final Plat and Right-of-Way Vacation. Both of these requests are sent directly to City Council, and they will hold a second Public Hearing pertaining to the Right-of-Way Vacation. The proposed final plat and vacation exhibits are attached to this case for reference. A segment of Basalt Street is proposed to be vacated between the 14021 and 14050 parcels, and the vacated right-of-way is proposed to be replatted with the two parcels to create one new parcel.

Alternatives

Alternative 1: Recommend approval of the Zoning Map Amendment, as requested by the Applicant and as recommended by Staff.

Alternative 2: Recommend denial of the Zoning Map Amendment, 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 Zoning Map Amendment.

Outcome/Action:

Motion to recommend the City Council adopt Ordinance #26-06, Rezoning Property at 14021 Azurite Street NW, 14021 Basalt Street NW, and 14050 Basalt Street NW from I-1 to I-2.

Attachments

Ordinance #26-06

Site Location Map

Final Plat - for reference only

Site Plan - for reference only

Form Review

Inbox

Brian Hagen

Form Started By: Adam Martin

Final Approval Date: 04/16/2026

Reviewed By

Brian Hagen

Date

04/16/2026 01:26 PM

Started On: 04/14/2026 08:33 AM

**ORDINANCE #26-06
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA**

**AN ORDINANCE AMENDING SECTION 106-120 “OFFICIAL ZONING MAP” OF
CHAPTER 106 OF THE CITY CODE OF RAMSEY, MINNESOTA**

The City Council of Ramsey ordains:

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

The following legally described properties are hereby rezoned on the official Zoning Map as referenced in Section 106-120 from I-1 – Light Industrial District to I-2 – General Industrial District:

Parcel 1: 14021 Azurite Street NW

West 220 Feet of East 880 of the South 200 Feet of the North 662.68 of Lot 1, Auditors Subdivision Number 30, Anoka County, Minnesota; and the West 220 Feet of the East 880 Feet of Lot 1, Auditors Subdivision Number 30, lying South of the North 662.68 Feet Thereof and lying North of the following described line: Beginning at a point on the East line of Said Lot 1295 feet South of Northeast corner thereof, thence North 67 Degrees, 47 Minutes West to West Line of Said Lot and there terminating, Anoka County, Minnesota.

Parcel 2: 14021 Basalt Street NW

All that part of Lot 1, Auditor’s Subdivision No. 30, Anoka County, Minnesota, described as beginning at the point of intersection of the northeasterly line of Lot 2 of said Auditor’s Subdivision No. 30 with the east line of the West 266 feet of said Lot 1 as measured at right angles to the west line of said Lot 1 and to the west line of said Lot 2; thence north along said east line of the West 266 feet a distance of 147.18 feet to intersect the south line of the North 250 feet of said Lot 1, as measured along the east line of said Lot 1; thence east along said south line of the North 250 feet a distance of 207.58 feet to intersect the west line of the East 200 feet, as measured at right angles, of that part of said Lot 1 lying west of the East 946 feet of said Lot 1, said 946 feet being measured along the north line of said Lot 1; thence south along said west line of the East 200 feet a distance of 238.65 feet to intersect with said northeasterly line of Lot 2, also being the southwesterly line of part of said Lot 1; thence northwesterly along said northeasterly line of Lot 2 a distance of 228.10 feet to the point of beginning.

Parcel 3: 14050 Basalt Street NW
Lot 1A, Block 1, Ace Addition, Anoka County, Minnesota

SECTION 3. SUMMARY

The following official summary of Ordinance #26-06 has been approved by the City Council of the City of Ramsey as clearly informing the public of the intent and effect of the Ordinance:

“The purpose of this ordinance #26-06 is to amend the City of Ramsey Official Zoning Map as referenced in Section 106-120 to rezone the properties at 14021 Azurite Street NW, 14021 Basalt Street NW, and 14050 Basalt Street NW from I-1, Light Industrial District, to I-2, General Industrial District.”

SECTION 4. 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

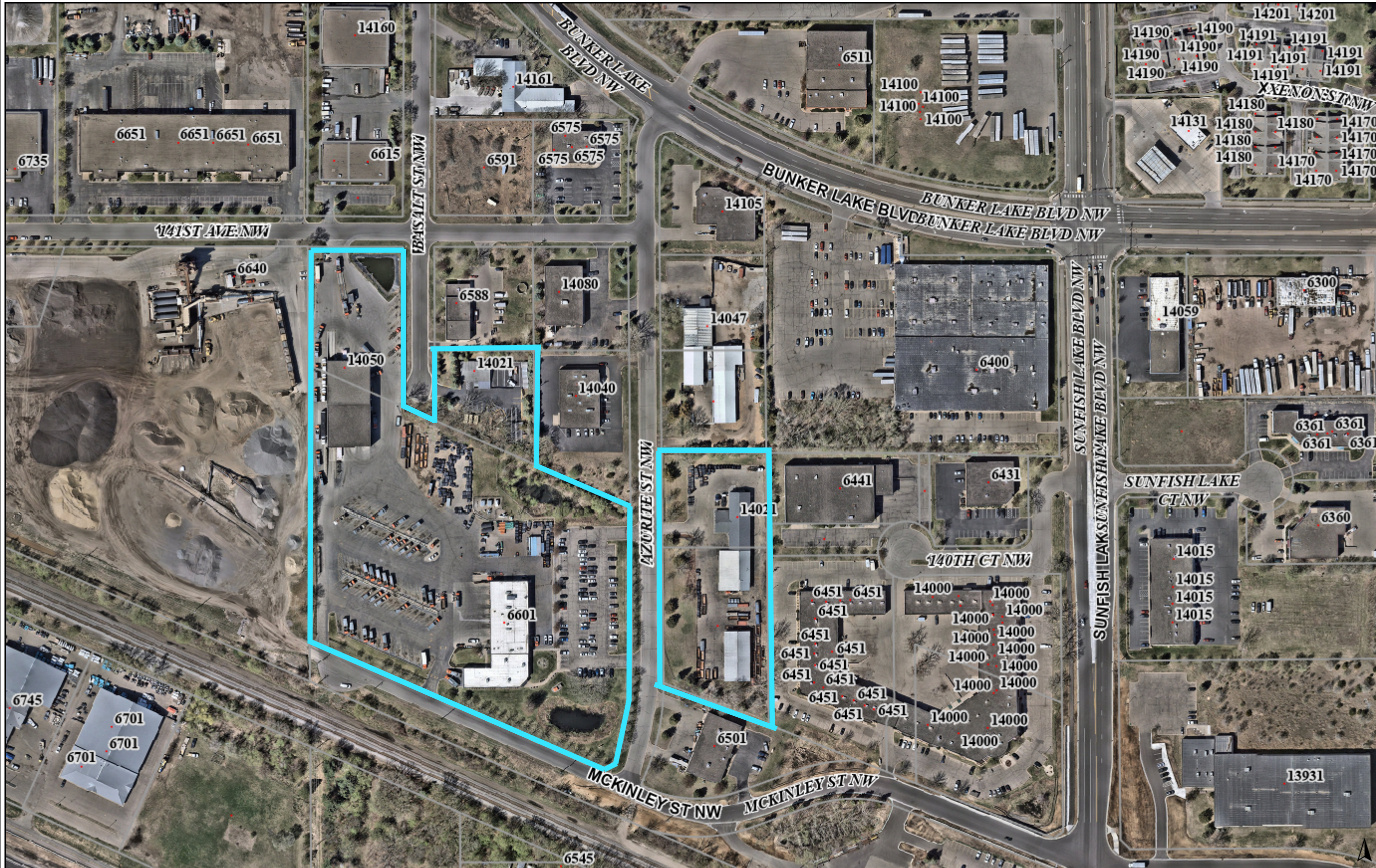
Introduction date: May 12, 2026

Posting dates:

Adoption date:

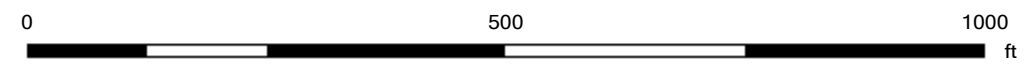
Publication date:

Effective date:



Addresses:
 14021 Azurite St NW,
 14050 Basalt St NW, &
 14021 Basalt St NW.

PIDs:
 34-32-25-11-0015,
 34-32-25-11-0037,
 34-32-25-12-0023,
 34-32-25-11-0010, &
 34-32-25-11-0011.



ACE SECOND ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That ACE Solid Waste Inc., a Minnesota corporation, owner of the following described property:

Real property in the City of Ramsey, County of Anoka, State of Minnesota, described as follows:

All that part of Lot 1, Auditor's Subdivision No. 30, Anoka County, Minnesota, described as beginning at the point of intersection of the northeasterly line of Lot 2 of said Auditor's Subdivision No. 30 with the east line of the West 266 feet of said Lot 1 as measured at right angles to the west line of said Lot 2; thence north along said east line of the West 266 feet a distance of 147.18 feet to intersect the south line of the North 250 feet of said Lot 1, as measured along the east line of said Lot 1; thence east along said south line of the North 250 feet a distance of 207.55 feet to intersect the west line of the East 200 feet, as measured at right angles, of that part of said Lot 1 lying west of the East 946 feet of said Lot 1; said 946 feet being measured along the north line of said Lot 1; thence south along said west line of the East 200 feet a distance of 238.65 feet to intersect with said northeasterly line of Lot 2, also being the southwesterly line of part of said Lot 1; thence northwesterly along said northeasterly line of Lot 2 a distance of 228.10 feet to the point of beginning.

(Abstract Property)

And,

Lot 1A, Block 1, ACE ADDITION, Anoka County, Minnesota.

(Abstract Property)

Has caused the same to be surveyed and platted as ACE SECOND ADDITION and does hereby dedicate to the public for public use the public way and the drainage and utility easements as created by this plat.

In witness whereof said ACE Solid Waste Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this _____ day of _____, 20__.

ACE SOLID WASTE INC.

By _____, its _____

(Name Printed)

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____ by _____, its _____ of ACE Solid Waste Inc., a Minnesota corporation, on behalf of the corporation.

(Signature)

(Name Printed)

Notary Public, _____ County, _____

My Commission Expires _____

SURVEYORS CERTIFICATION

I, Kyle A. Domek, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20__.

Kyle A. Domek, Licensed Land Surveyor
Minnesota License No. 62734

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 20__, by Kyle A. Domek.

(Signature)

(Name Printed)

Notary Public, _____ County, Minnesota

My Commission Expires _____

CITY COUNCIL, CITY OF RAMSEY

This plat of ACE SECOND ADDITION was approved and accepted by the City Council of the City of Ramsey, Minnesota, at a regular meeting thereof held this _____ day of _____, 20__, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

Mayor

Clerk

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 20__.

By: David M. Ziegler
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20__ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____, 20__.

Property Tax Administrator

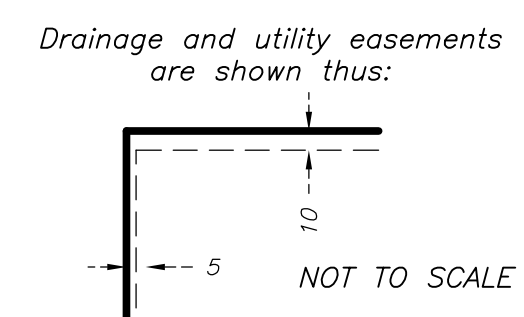
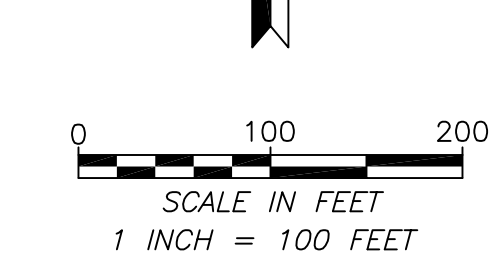
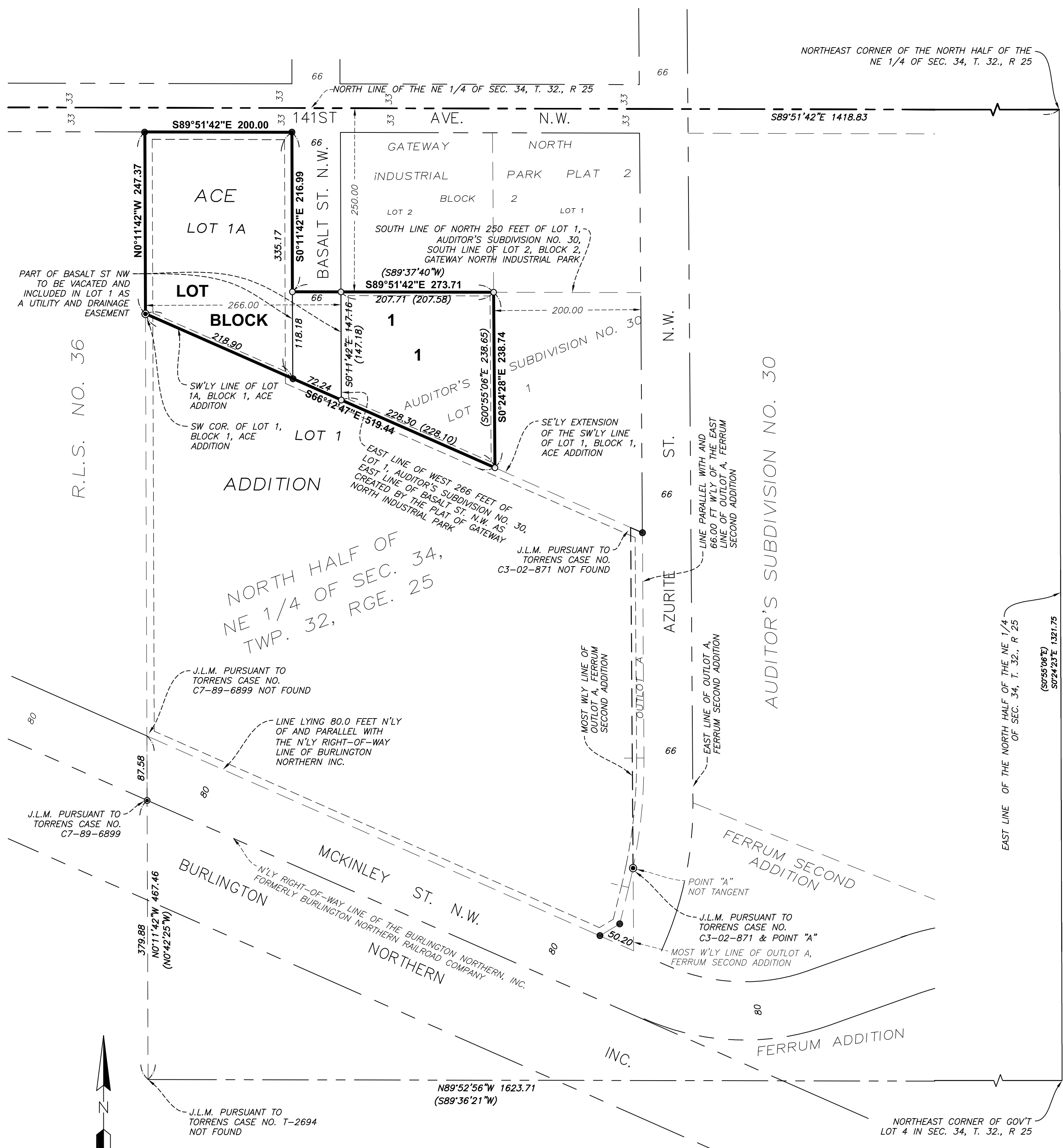
By _____, Deputy

COUNTY RECORDER / REGISTRAR OF TITLES
County of Anoka, State of Minnesota

I hereby certify that this plat of ACE SECOND ADDITION, was filed in the office of the County Recorder/Registrar of Titles for public record on this _____ day of _____, 20__, at _____ o'clock _____ M., and was duly recorded as Document Number _____.

County Recorder / Registrar of Titles

By _____, Deputy



- LEGEND**
- DENOTES 1/2 INCH X 14 INCH IRON MONUMENT SET WITH PLASTIC CAP MARKED PLS NO. 62734
 - FOUND MONUMENT
 - ⊙ FOUND JUDICIAL LAND MARK (J.L.M.)
 - (N89°37'35"E) DENOTES DEED BEARING OR DISTANCE (463.49)

For purposes of this plat, the North line of the Northeast Quarter of Section 34, Township 32, Range 25, is assumed to have a bearing of South 89 degrees 51 minutes 42 seconds East.

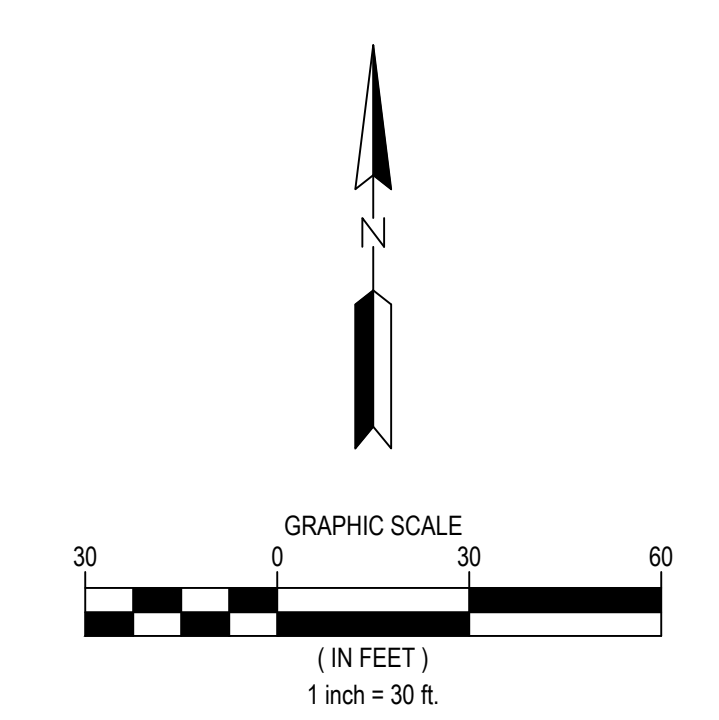
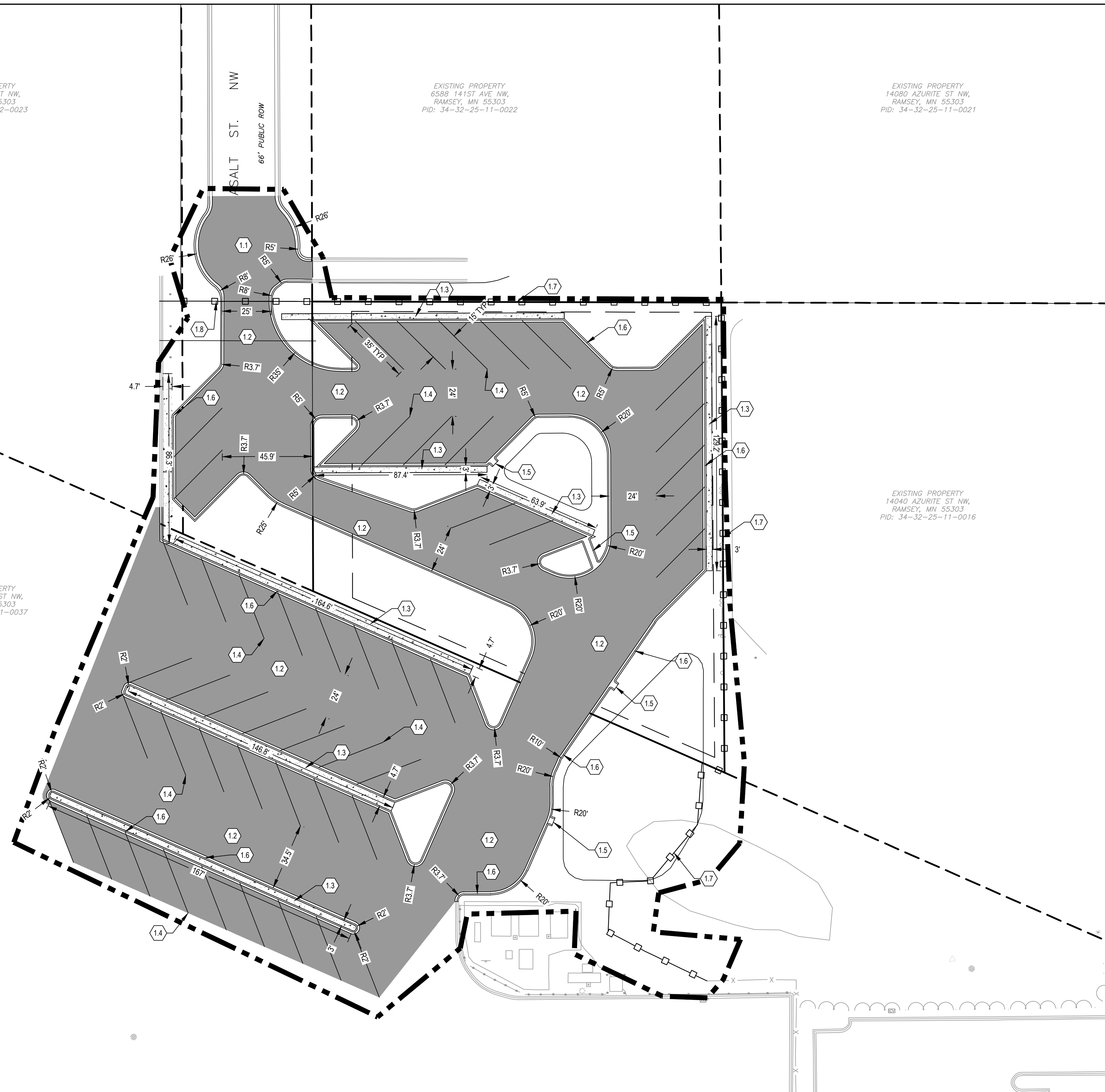
EXISTING PROPERTY
14050 BASALT ST NW,
RAMSEY, MN 55303
PID: 34-32-25-12-0023

EXISTING PROPERTY
6588 141ST AVE NW,
RAMSEY, MN 55303
PID: 34-32-25-11-0022

EXISTING PROPERTY
14080 AZURITE ST NW,
RAMSEY, MN 55303
PID: 34-32-25-11-0021

EXISTING PROPERTY
6601 MCKINLEY ST NW,
RAMSEY, MN 55303
PID: 34-32-25-11-0037

EXISTING PROPERTY
14040 AZURITE ST NW,
RAMSEY, MN 55303
PID: 34-32-25-11-0016



LEGEND

	PROPERTY BOUNDARY
	LOT LINE
	EASEMENT LINE
	SETBACK LINE
	RIGHT OF WAY LINE
	EXISTING EASEMENT LINE
	EXISTING PROPERTY LINE
	CURB AND GUTTER
	ROAD CENTERLINE
	BITUMINOUS PAVEMENT
	CONCRETE SIDEWALK

- NOTES**
- SEE SHEET C-002 FOR ADDITIONAL PROJECT NOTES.
 - ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
 - DESIGN BY OTHERS ITEMS ARE SHOWN FOR REFERENCE ONLY. EXACT LOCATION, DETAIL, AND DESIGN BY OTHERS. COORDINATE WITH PROJECT PARTNERS TO OBTAIN RELATED CONSTRUCTION DOCUMENTS/DRAWINGS.

- KEYNOTES**
- STANTEC DESIGN ITEMS
 - MATCH EXISTING PAVEMENT
 - BITUMINOUS PAVEMENT - SEE DETAIL 10/C-802
 - CONCRETE SIDEWALK - SEE DETAIL 8/C-801
 - PAVEMENT STRIPE - SEE DETAIL 1/C-802
 - CURB CUT
 - CONCRETE CURB AND GUTTER - SEE DETAIL 6/C-801
 - CHAIN LINK FENCE
 - ROLLING CANTILEVER GATE
 - DESIGN BY OTHERS
 - TBD

Stantec
733 MARQUETTE AVENUE
SUITE 1000
MINNEAPOLIS, MN 55402
WWW.STANTEC.COM



CLIENT:
ACE SOLID WASTE - NATURAL GAS FUELING STATION
RAMSEY, ANOKA COUNTY, MN 55303

PROJECT TITLE: ACE SOLID WASTE - NATURAL GAS FUELING STATION

DATE	DESCRIPTION	ISSUE NO.
03/13/2026 <td>SITE PLAN REVIEW SUBMITTAL <td>0</td> </td>	SITE PLAN REVIEW SUBMITTAL <td>0</td>	0
04/09/2026 <td>CITY COMMENT REVISIONS <td>1</td> </td>	CITY COMMENT REVISIONS <td>1</td>	1

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

LIC. NO.:
DATE:
PROJECT NO.:
DWN BY: DMC CHK'D BY: CDL APP'D BY: CDL
ISSUE DATE: 04/09/2026
ISSUE NO.: 1
SHEET TITLE: SITE PLAN
SHEET NO.: C-101

WARNING:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS (EXCLUDING HOLIDAYS AND WEEKENDS) IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
CALL BEFORE YOU DIG

GOPHER STATE ONE CALL
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

Regular Planning Commission

Meeting Date: 04/23/2026

Primary Strategic Plan Initiative:

Information

Title:

Consider a Sketch Plan for a Proposed 15-Lot Single Family Residential Subdivision at 17400 & 17650 Erkium Street NW (Project No. 26-106); Case of Thomas Allen Homes LLC

Purpose/Background:

The City has received a Land Use Application from Thomas Allen Homes, LLC (the "Applicant") for a proposed fifteen (15) lot, single family residential subdivision located at 17400 & 17650 Erkium Street NW (together, the "Subject Property"). The proposed subdivision qualifies as a Major Plat, which includes three (3) phases: Sketch Plan, Preliminary Plat, and Final Plat. This case is to consider the proposed Sketch Plan.

Notification:

Though not a public hearing, a public notice was mailed to surrounding property owners within 700 feet of the Subject Property. Additionally, a "Proposed Development" sign was also placed on the Subject Property.

Time Frame/Observations/Alternatives:

Project Overview

The Subject Property is approximately 57 acres in size and the Applicant is proposing to subdivide it into fifteen (15) single family residential lots. The Subject Property is zoned Rural Residential (RR) and is guided as Rural Developing in the Comprehensive Plan. A portion of the Subject Property (all of 17400 Erkium Street NW) is also within the Scenic River Protection Overlay District, due to the proximity to the Rum River.

Bulk Standards

The Rural Residential (RR) Zoning District requires a minimum lot size of 2.5 acres and a minimum lot width of 200 feet (100 feet if on the bulb of a cul-de-sac). The minimum required setbacks in the RR District are:

Rural Residential District Setbacks	
Front	40 feet
Side (Interior)	10 feet
Side (to right-of-way)	40 feet
Rear	40 feet

However, since a portion of the Subject Property falls within the Scenic River Protection Overlay District (all of 17400 Erkium Street NW), those lots are subject to the more restrictive standards between the RR district and the overlay district. All lots within the overlay district shall have a minimum width of 300 feet at the building line (rather than the standard 200 feet per the zoning district) and any riparian lot shall be at least four (4) acres in size (non-riparian lots shall be at least 2.5 acres in size). The four (4) lots in the Sketch Plan that abut either the Rum River or Trott Brook, which is a tributary of the Rum River, all exceed four (4) acres in size.

All lots appear to comply with the minimum lot width standards in the Rural Residential Zoning District and the Scenic River Protection Overlay District. Proposed lot sizes range from 2.7 acres to 9 acres, which all comply with the bulk standards of both the zoning district and overlay district. The two proposed lots on the east side of Erkium Street both have a depth of 185 feet. However, in the Rural Residential Zoning District, a minimum lot

depth of 200 feet is required. This is an existing condition, based on the location of an existing road easement, and therefore, Staff is supportive of the Applicant seeking this variance (additionally, since there is an established corridor already, locating the public road here should help limit tree removal necessary to accommodate the new public street).

Due to the fact that a portion of the Subject Property is within the Scenic River Protection Overlay District, Staff did forward the Sketch Plan to the Minnesota Department of Natural Resources (DNR) for comment. No major concerns or issues were identified.

Streets

The subdivision will be accessed via a southerly extension of Erkium Street. Presently, this corridor is encumbered with a Road Easement extending south from 177th Avenue to the northern border of 17400 Erkium Street, where it connects to dedicated right-of-way established with the Riverbrook Plat. There is a private driveway within this Road Easement serving 17400 Erkium Street (and 17500 Erkium Street, which is not part of this Sketch Plan). This will need to be upgraded to meet the City's public road standards. Additionally, an east / west road will be constructed to the western boundary of the Subject Property. This new right-of-way will exceed the 600-foot maximum cul-de-sac length and thus, will require a variance. Should the land to the west develop in the future, this east / west road could be extended and connected to 177th Avenue, and the cul-de-sac would be eliminated (essentially a 'temporary' cul-de-sac). Therefore, Staff is also supportive of the Applicant seeking this variance. Additionally, should that land to the west develop, it will provide a second access point for the subdivision presently under review.

Utilities

The Subject Property is outside the 2040 MUSA boundary. Therefore, all proposed lots will need to be served by private wells and septic systems. The Sketch Plan does identify potential locations for both the primary and alternative sites for septic systems on each lot. Soil boring data will need to be provided with the Preliminary Plat submittal to ensure that there are suitable soils on site to accommodate septic systems.

Wetlands/Floodplain

There are multiple wetlands across the Subject Property. The Applicant will need to have a wetland delineation completed and approved by the Lower Rum River Watershed Management Organization (LRRWMO). Additionally, all wetlands will need to be encumbered with drainage and utility easements that extend at least 16.5 feet beyond the delineated boundary. There are also floodplains present over the southern portion of the Subject Property. None of the proposed home locations appear to be within a floodplain. However, an Elevation Certificate or an As-Built Survey will be required for Lots 8-10, to ensure that the future homes on these lots comply with the floodplain regulations (this will also benefit the future homeowners as it relates to flood insurance).

Existing Conditions

The Subject Property is heavily wooded and, as previously noted, also contains wetlands and floodplains. A Tree Inventory and Preservation Plan is required at the time of Preliminary Plat application. No more than sixty percent (60%) of the Significant Tree DBH inches can be removed (Significant Tree is defined as all oaks and evergreens with a diameter of four [4] inches or greater and all other deciduous trees with a diameter of eight [8] inches or greater). However, there are a couple of high-quality oak forests on the Subject Property, per the City's Natural Resources Inventory (NRI). While there will be some impact on these native plant communities as a result of this development, the average density of the project is about 1 unit per 3.8 acres. Thus, there should be opportunities to try and minimize impacts on natural resources, at least to the extent feasible.

Funding Source:

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

Recommendation:

Staff recommends directing the Applicant to proceed with preparing the Preliminary Plat plan set and applying for Preliminary Plat review.

Outcome/Action:

Provide any comments and/or feedback on the Sketch Plan to the Applicant.

Attachments

Site Location Map

Sketch Plan

Sketch Plan with Review Comments

Topography Sheet with Review Comments

Public Comments Received as of 04/22/2026

Form Review

Inbox

Brian Hagen

Form Started By: Chris Anderson

Final Approval Date: 04/16/2026

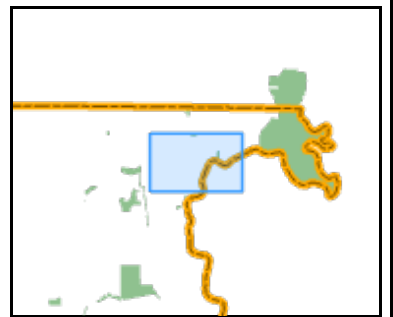
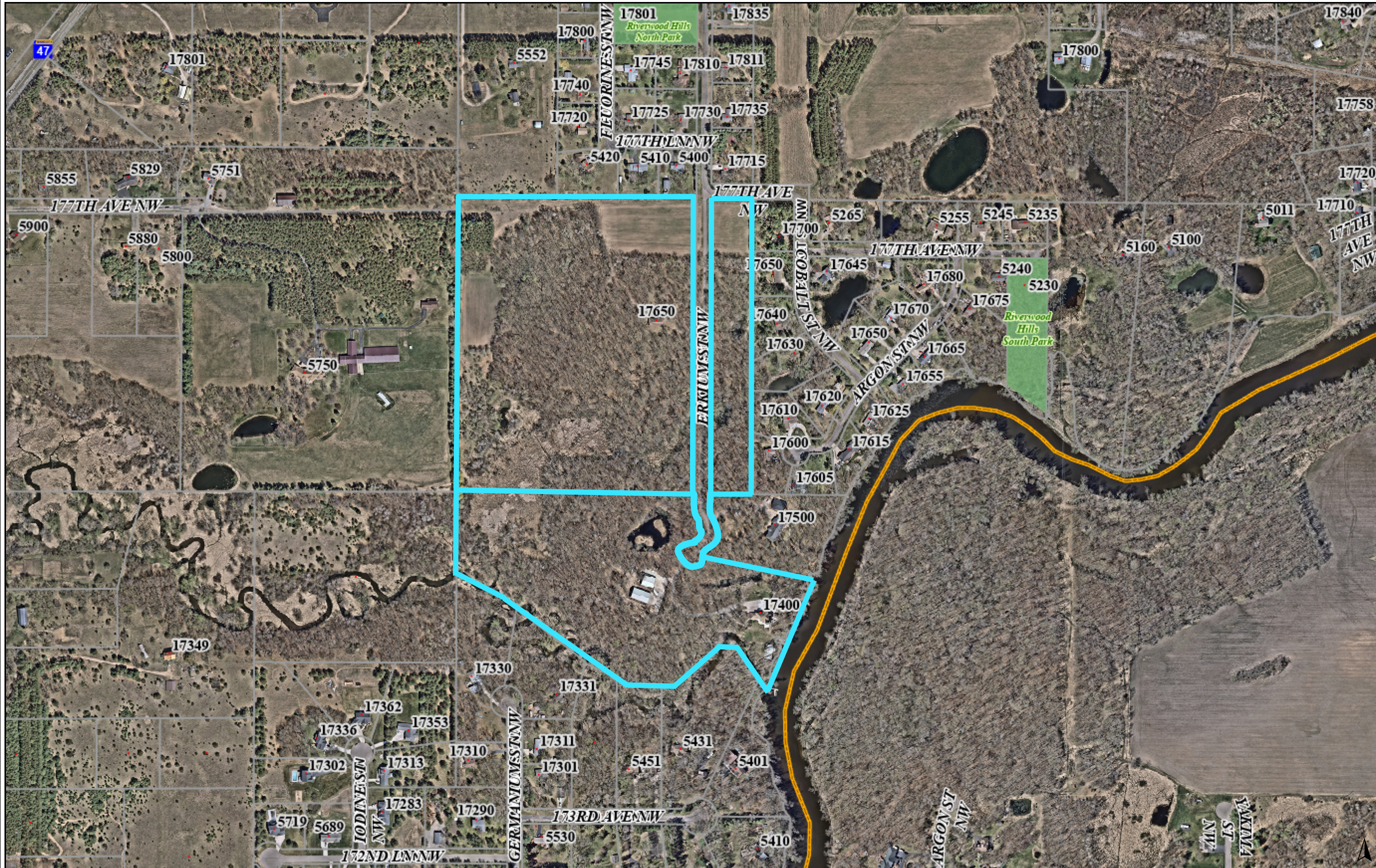
Reviewed By

Brian Hagen

Date

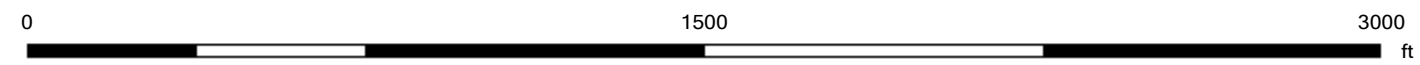
04/16/2026 01:10 PM

Started On: 04/07/2026 10:51 AM



Addresses:
17400 Erkium St NW
&
17650 Erkium St NW

PIDs:
01-32-25-33-0011
&
01-32-25-32-0003



LEGEND		
DESCRIPTION	PROPOSED	EXISTING
BUILDING SETBACK LINE	BSL	BSL
GARAGE SETBACK LINE	BSL	BSL
PARCEL BOUNDARY LINE	CSL	CSL
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
SAN/WM SERVICE		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION WRIP-RAP		
STORM STRUCTURE LABEL	CB H3	CB H3
SANITARY STRUCTURE LABEL		
SANITARY SEWER MANHOLE		
WATERMAIN		
HYDRANT		
GATE VALVE		

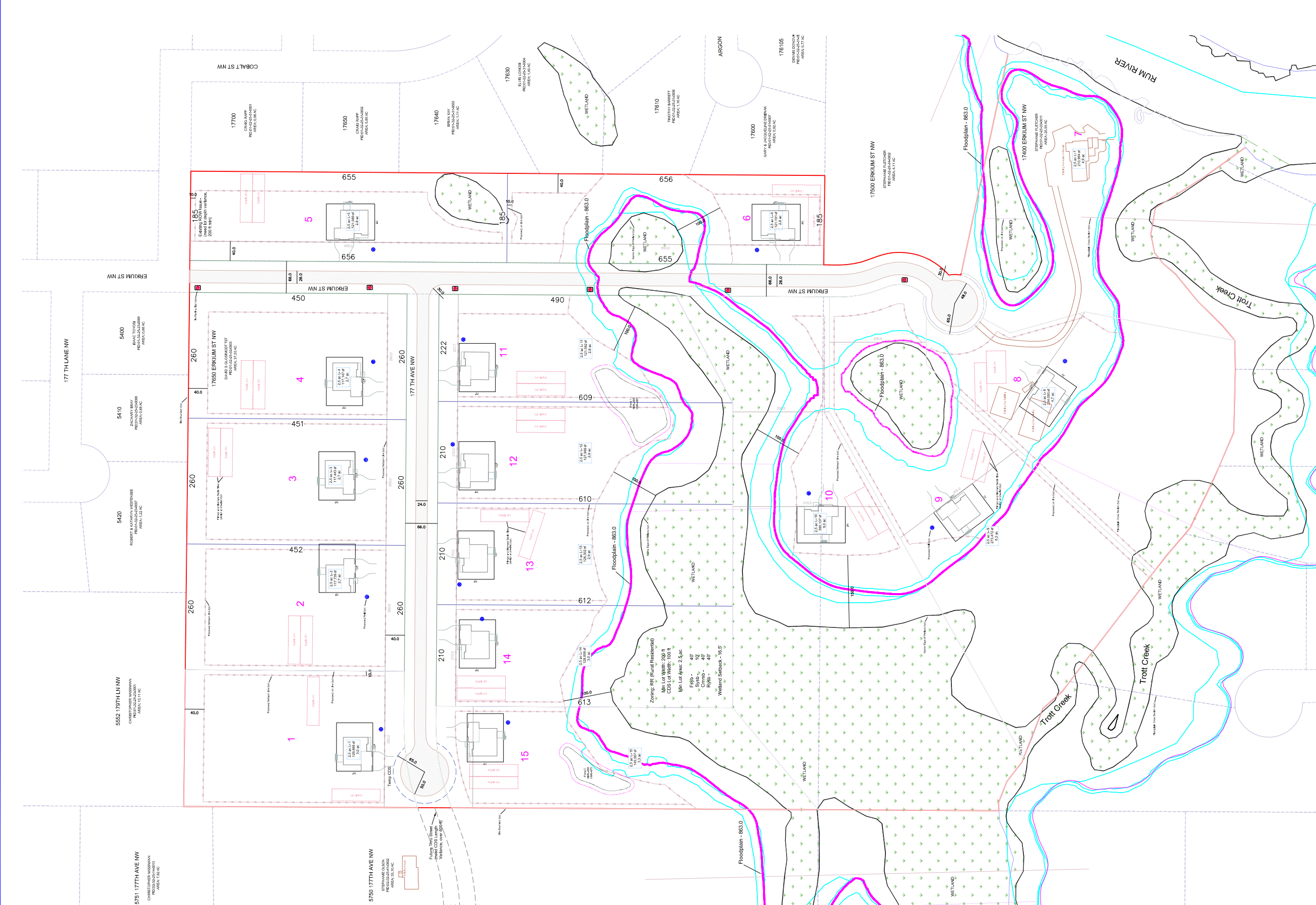
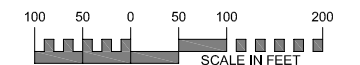
Notes:
 17650 Erkrum Street NW
 PID: 01-32-25-32-0003
 Area: 37.53 ac

Zoning: RR (Rural Residential)
 Min Lot Width: 200 ft
 CDS Lot Width: 100 ft
 Scenic River Width: 300 ft (at front of hse)
 Min Lot Area: 2.5 ac

Fybs: 40 ft
 Sysb: 10 ft
 Cmrsb: 40 ft
 Rysb: 40 ft

Proposed : 15 Single Family Lots

PREPARED BY	PREPARED FOR
ENGINEER SATHRE-BERGQUIST, INC. 14000 25th Ave N, Suite 120 Plymouth, MN 55447 PHONE: (952) 476-6000 FAX: (952) 476-0104 CONTACT: ROBERT S. MOLSTAD, P.E. EMAIL: MOLSTAD@SATHRE.COM	DEVELOPER DEHN DEVELOPMENT 6701 Highway 10 NW Ramsey, MN 55303 CONTACT: TOM DEHN PHONE: (612) 328-2215 EMAIL: TOM.DEHN@POWERLODGE.COM



EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

DRAWING NAME	NO.	BY	DATE	REVISIONS
Layout-Erkrum	1	RSM	2-13-26	Added House Pads
DRAWN BY	2	RSM	3-30-26	City Comments - 03/27/26
CHECKED BY				
DATE				
02-01-26				

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Name, P.E. _____
 Date: _____ Lic. No. _____

SATHRE-BERGQUIST, INC.
 14000 25TH AVE N #120 PLYMOUTH, MN. 55447 (952) 476-6000

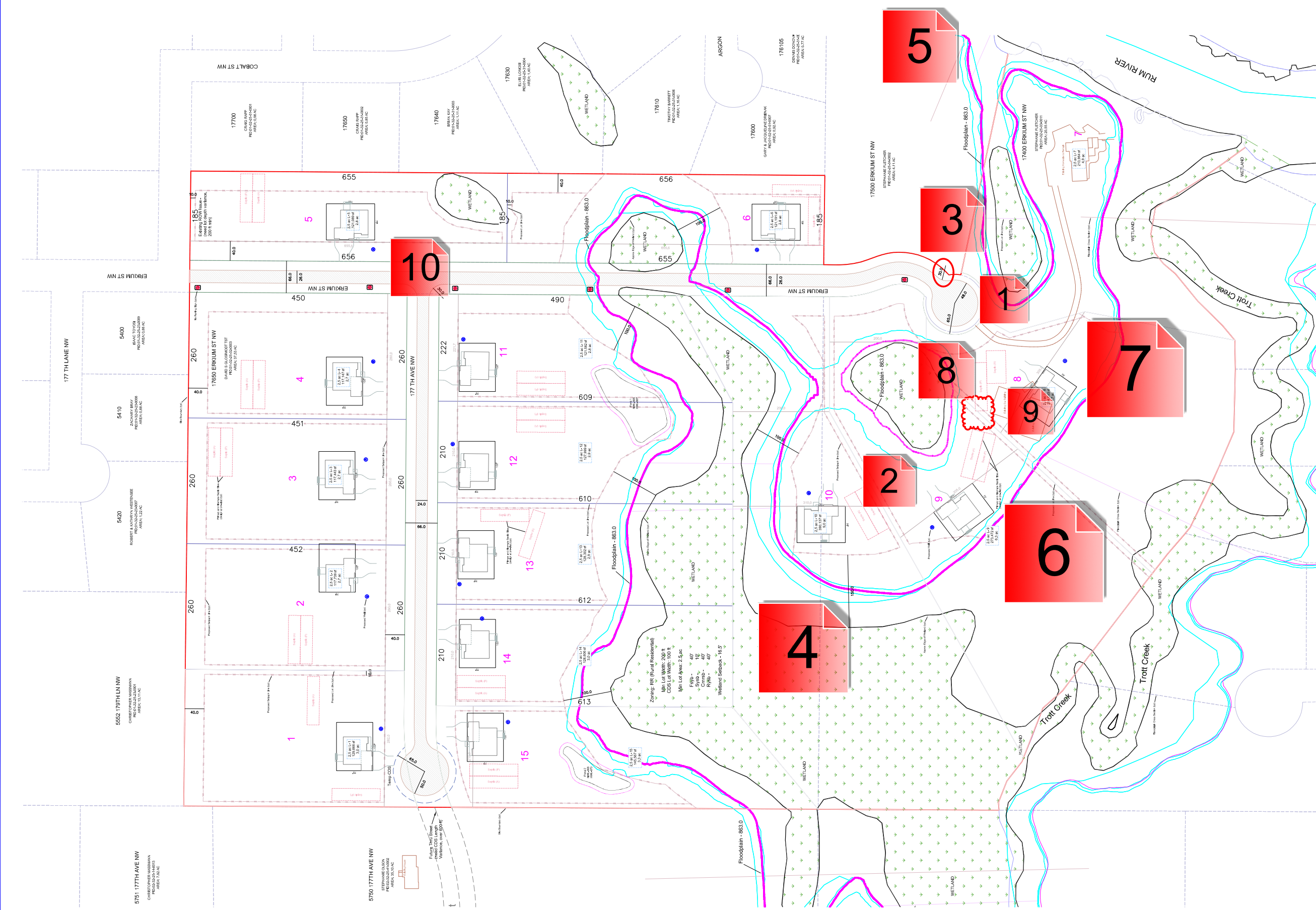
CITY PROJECT NO. _____

RAMSEY, MINNESOTA

Concept Plan 3
RUM RIVER RETREAT
DEHN DEVELOPMENT

FILE NO. 19214-020

X
X



LEGEND		
DESCRIPTION	PROPOSED	EXISTING
BUILDING SETBACK LINE	BSL	BSL
GARAGE SETBACK LINE	BSL	BSL
PARCEL BOUNDARY LINE	CSL	CSL
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
SAN/WM SERVICE		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION WRIP-RAP		
STORM STRUCTURE LABEL	CB H3	CB H3
SANITARY STRUCTURE LABEL		
SANITARY SEWER MANHOLE		
WATERMAIN		
HYDRANT		
GATE VALVE		

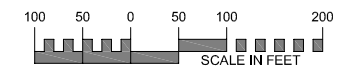
Notes:
 17650 Erkium Street NW
 PID: 01-32-25-32-0003
 Area: 37.53 ac

Zoning: RR (Rural Residential)
 Min Lot Width: 200 ft
 CDS Lot Width: 100 ft
 Scenic River Width: 300 ft (at front of hse)
 Min Lot Area: 2.5 ac

Fybs: 40 ft
 Sysb: 10 ft
 Crnsb: 40 ft
 Rysb: 40 ft

Proposed : 15 Single Family Lots

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Layout-Erkium	1	RSM	2-13-26	Added House Pads
DRAWN BY	2	RSM	3-30-26	City Comments - 03/27/26
CHECKED BY				
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Name, P.E. _____
 Date: _____ Lic. No. _____

SATHRE-BERGQUIST, INC.
 14000 25TH AVE N #120 PLYMOUTH, MN. 55447 (952) 476-6000

CITY PROJECT NO.

RAMSEY, MINNESOTA

Concept Plan 3
RUM RIVER RETREAT
DEHN DEVELOPMENT

FILE NO.
19214-020
X
X

1 - Existing Driveway

Created by: Chris Anderson
On: 04/07/2026 02:26 PM

The existing driveway will need to be relocated so that it is entirely on Lot 7. This should be shown on the preliminary plat plan set.

----- 0 Replies -----

2 - Driveways for Lots 8-10

Created by: Chris Anderson
On: 04/07/2026 02:27 PM

Please show the driveways extending out to Erkium Street. There is grade changes, wetlands, and floodplain. So seeing how each of these lots will be accessed is important.

----- 0 Replies -----

3 - Measurement?

Created by: Chris Anderson
On: 04/07/2026 02:29 PM

What is this measurement representing?

----- 0 Replies -----

4 - Legend

Created by: Chris Anderson
On: 04/07/2026 02:31 PM

Some line types are still not shown in the legend, including what is presumably the 100 year and 500 year floodplain boundaries (the purplish and light blue lines). At the time of preliminary plat submittal, all line types must be specified in a legend.

----- 0 Replies -----

5 - Floodplain Boundaries

Created by: Chris Anderson
On: 04/07/2026 02:34 PM

A distinction needs to be made between the floodway, flood fringe, and 500-year floodplain boundaries as there are different standards that apply to each floodplain district.

----- 0 Replies -----

6 - Elevation Certificate / As-Built Survey Required

Created by: Chris Anderson
On: 04/07/2026 02:38 PM

Lots 8-10 will require either an Elevation Certificate or an As-Built Survey to verify that the structures, septic systems, and wells are outside the floodway and that the lowest floor is at or above the regulatory flood protection elevation. This requirement will be outlined in the Development Agreement.

----- 0 Replies -----

7 - Lots 8-10 House Locations

Created by: Chris Anderson
On: 04/07/2026 02:42 PM

The house locations of Lots 8-10 will essentially have to be 'locked in' to these locations since the Scenic River Protection Overlay District requires a lot width of 300 feet at the building line. This will be specified in the Development Agreement.

----- 0 Replies -----

8 - Septic Location

Created by: Chris Anderson
On: 04/08/2026 10:10 AM

The primary septic location not only doesn't appear to meet the minimum setback (10 feet) but it also appears to encroach onto Lot 9.

----- 0 Replies -----

9 - Existing Accessory Buildings

Created by: Chris Anderson
On: 04/08/2026 10:12 AM

These 2 accessory buildings will need to be removed. A Demo Permit from our Building Division is required prior to removing them.

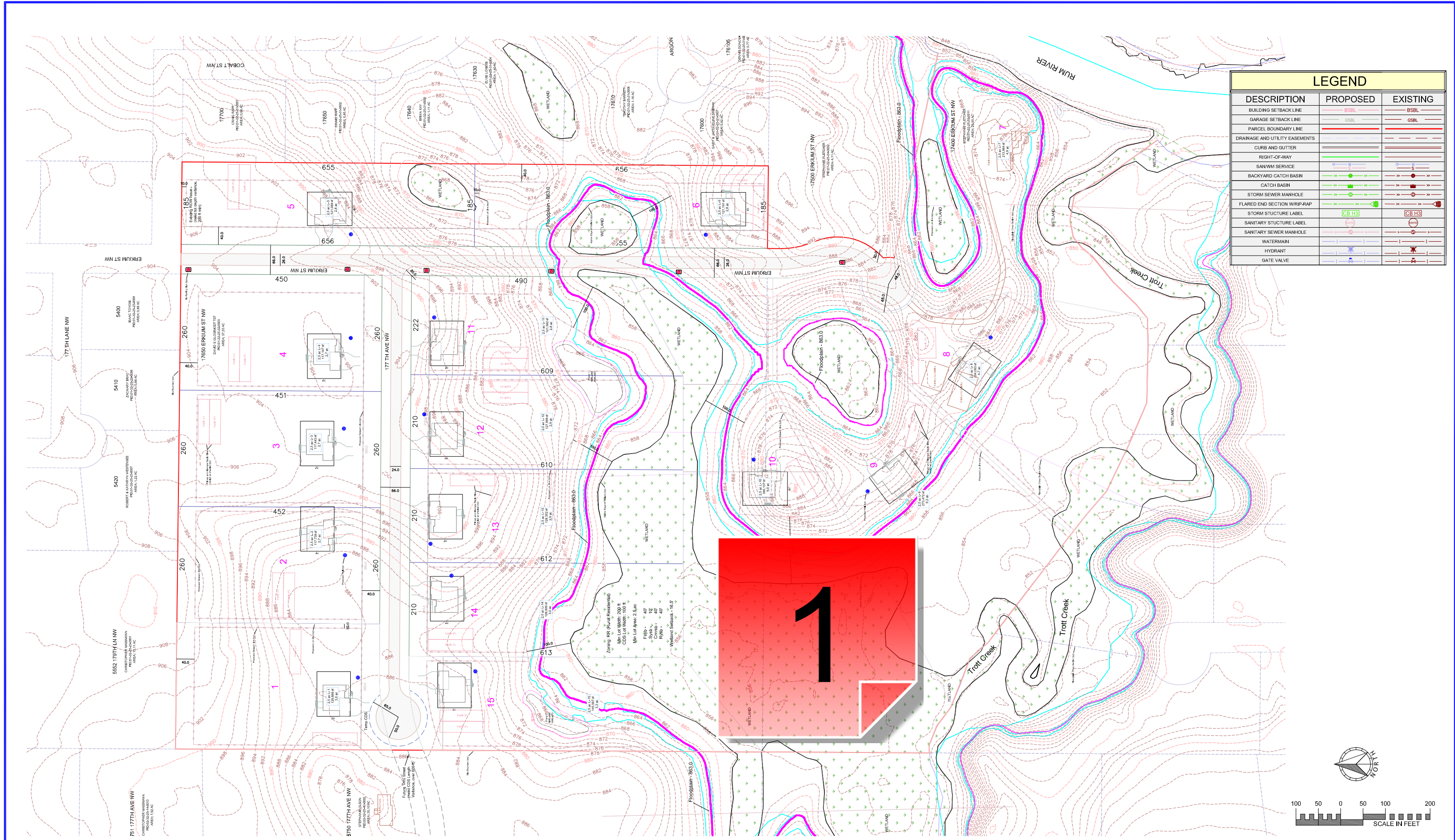
----- 0 Replies -----

10 - Road Easement (Doc. #699867.0)

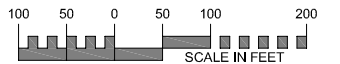
Created by: Chris Anderson
On: 04/08/2026 11:03 AM

Prior to recording the plat, the road easement will need to be vacated. This can be done concurrently with a future step in the platting process. Just want to bring this to your attention now, as a surveyor will need to draft the legal description of the easement being vacated.

----- 0 Replies -----



LEGEND		
DESCRIPTION	PROPOSED	EXISTING
BUILDING SETBACK LINE	BSBL	BSBL
GARAGE SETBACK LINE	GSBL	GSBL
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
SANWM SERVICE		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION WRIP-RAP		
STORM STRUCTURE LABEL	CB H3	CB H3
SANITARY STRUCTURE LABEL		
SANITARY SEWER MANHOLE		
WATERMAIN		
HYDRANT		
GATE VALVE		



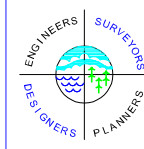
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DRAWN BY	2	RSM	3-30-26	City Comments - 03/27/26
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CITY PROJECT NO. ---
RAMSEY, MINNESOTA

TOPOGRAPHY - C3
RUM RIVER RETREAT
DEHN DEVELOPMENT

FILE NO. 19214-020
X
X

1 - Slopes

Created by: Chris Anderson
On: 04/09/2026 09:14 AM

No structures are to be placed on a slope greater than 12% unless said structure is screened. As part of the preliminary plat plan set preparation, please include an exhibit that shows slopes greater than 12% and show that structures will not be built there or summarize how they will meet the required screening and erosion control measures for both buildings and septic systems.

Please see City Code Section 106-956:
https://library.municode.com/mn/ramsey/codes/code_of_ordinances?nodeId=PTIICOOR_CH106Z_OCO_ARTIXOVDI_S106-956PLST

----- 0 Replies -----

From: paul olson

Sent: Sunday, April 19, 2026 6:10 PM

To: Ramsey Planning <planning@cityoframsey.com>

Cc: Todd Larson <tlarson@ci.ramsey.mn.us>

Subject: Planning Commision Re: Strong Opposition to Sketch Plan – Project No. 26-106 (Thomas Allen Homes LLC, 17400 & 17650 Erkium Street NW – 15-lot subdivision)

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..

April 19, 2026?

Dear Planning Commissioners and Staff,

I am the owner of the 35-acre equestrian estate at 5750 177th Avenue NW, which directly adjoins the western boundary of the proposed 57-acre subdivision. My property includes a large single-family home (built 1999), multiple barns and outbuildings, pastures, and significant wooded areas. It was purchased as a premium rural estate and represents a substantial investment.

I strongly oppose approval of the Sketch Plan in its current form and request that the Planning Commission direct the applicant to significantly scale back the project, impose major protective conditions, or deny it outright and not proceed to Preliminary Plat.

My primary concerns, which are shared by other nearby property owners, are as follows:

1. Inconsistency with Rural Developing designation and zoning: The site is zoned Rural Residential (RR) and guided as Rural Developing in the Comprehensive Plan. This low-density, heavily wooded area

should not be converted into a platted 15-lot subdivision (average ~1 unit per 3.8 acres) that introduces public roads and urban-style development. Approval would set a harmful precedent for further westward expansion that changes the entire character of the Echo Ridge / Rum River area.

2. Incompatibility with the Scenic Rum River Protection Overlay District: The entire 17400 Erkium Street NW parcel lies within the Scenic River Protection Overlay. The proposal's 15 new homes, road infrastructure, and associated clearing (even with the 60% tree-retention limit) will fragment high-quality oak forests, impact wetlands and floodplain areas, and degrade the scenic viewshed, water quality, and natural character that the Overlay is specifically designed to protect. The DNR's "no major concerns" comment does not mean zero impact on the river corridor.

3. Serious Public Safety Risks from Single Entrance/Exit and Misuse of Grandfathered Easement: The entire 15-lot subdivision would depend on only one point of access — the southerly extension of Erkium Street NW, which relies on an existing road easement that was grandfathered for the few current properties already along it. As of 2023 the maximum length of a Cul-de-sac is 600 feet. The southerly extension exceeds several thousand feet putting potential new residents at risk and existing residents at an even further risk by adding new exposures. The applicant is also constructing a new east-west road ending in a "temporary" cul-de-sac to serve all 15 new homes. This single-access design creates unacceptable safety hazards for future residents: in the event of a fire, medical emergency, flooding (the site includes floodplain near the Rum River and Trott Brook), or wildfire in this heavily wooded area, emergency vehicles would have only one route in and out. This is inconsistent with modern fire safety standards and would significantly increase response times in a rural setting. The grandfathered easement was never intended to serve a new 15-home subdivision. Approving this would endanger lives and place unnecessary burdens on emergency services while directly impacting the rural character and safety of adjoining properties, including my equestrian estate at 5750 177th Ave NW.

4. Cumulative environmental and infrastructure burdens: Private wells and septic systems near the Rum River and Trott Brook raise long-term pollution risks. The requested variances (lot depth and cul-de-sac length) further demonstrate that the layout is not well-suited to the site's natural constraints.

5. Requested Variances Are Being Used Solely to Force 15 Lots: The applicant is requesting two variances expressly to make the 15-lot subdivision possible on this constrained, heavily wooded site. These include: (a) reducing the minimum lot depth from the required 200 feet to only 185 feet on two eastern lots (due to an existing easement), and (b) allowing the proposed east-west temporary cul-de-sac to exceed the City's 600-foot maximum length (over 1000ft proposed). Variances are meant to provide relief from unique hardships—not to let a developer push the zoning code limits in order to maximize lot count, density, and profit. The cul-de-sac length variance is especially problematic for me because it extends the new public road all the way to the western boundary of the site, directly abutting my eastern property line at 5750 177th Ave NW. This will bring traffic, noise, lights, and future connectivity right up to my equestrian estate. Approving these variances would reward a layout that does not fit the Rural Residential zoning, the Scenic Rum River Overlay standards, or the natural features of the property and goes against the city's 2040 Comprehensive Plan of preserving rural areas. I request that both variances be denied and that the project be scaled back to a layout that complies with all standards without special exceptions.

6. Direct and severe impact on my adjoining property: The proposal includes construction of a new east-west public road that extends all the way to the western boundary of the development site. The plan explicitly notes this road as a "temporary" cul-de-sac that is intended to connect in the future to 177th Avenue NW. This assumes the development of my property. This will place public traffic, noise, vehicle lights, and residential activity immediately next to my eastern property line. It will eliminate the existing wooded buffer that currently provides privacy and rural character. As an equestrian property, these changes will disrupt animal activities, increase dust and safety concerns, reduce wildlife habitat, and permanently alter the secluded enjoyment of my land.

I respectfully request that the Planning Commission not recommend proceeding to the Preliminary Plat stage. At a minimum, any approval must include the following conditions:

- Complete elimination (or substantial shortening) of the east-west road stub/extension toward 177th Avenue NW to protect my property and other western neighbors.

- Reduction in the number of lots, with significantly larger minimum sizes and mandatory conservation easements or open-space clustering.
- Enhanced tree-preservation requirements, wider vegetative buffers along the western boundary (adjacent to my estate) and riverfront lots, and stricter wetland protections.

Thank you for considering my comments as a directly affected neighboring property owner. I ask that this letter be included in the official record for the April 23, 2026 Planning Commission meeting. I am happy to discuss this further if needed.

Sincerely,

Paul and Stephanie Olson
5750 177th Avenue NW
Ramsey, MN 55303

From: Owen Olson

Sent: Wednesday, April 22, 2026 9:46 AM

To: Ramsey Planning <planning@cityoframsey.com>

Subject: Project No. 26-106

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..

To the Ramsey Planning Commission and City Council,

I'm writing about the proposed 15-lot subdivision (Project No. 26-106) at 17400 & 17650 Erkium Street NW. I live at the property right next to this site, which is about 35 acres and is an equestrian property.

I have some serious concerns about this project, mainly because of how close the proposed lots are to my property. From what I understand, some of the homes could be built really close to my fence line, around 20 feet. That just seems way too close, especially next to a property like mine. There's basically no real separation there, and it feels like it's setting things up for problems right away.

I'm also a first responder, and I have real safety concerns with the layout of this development. From what I've seen, it looks like there would only be one way in and one way out. With the added traffic from 15 new homes, that creates a risk, especially in emergencies where access and response time matter. That area isn't built to handle that kind of traffic flow, and having limited access could slow down emergency vehicles or create issues if something happens and people are trying to get in or out at the same time.

I'm also worried about drainage and runoff. With new roads, grading, and construction, the way water moves through the area is going to change. There are already wetlands and floodplain areas nearby, so I want to make sure this doesn't end up affecting my property or causing issues long term.

Overall, I don't think this layout fits the area very well. Even if it technically meets zoning requirements, putting homes this close to an existing property like mine without any kind of buffer doesn't make sense and doesn't match the rural feel of this part of Ramsey.

I'm asking the City to take another look at this plan and require some changes before moving forward. At a minimum, there should be a much bigger setback or buffer between the new homes and my property line, along with some kind of natural barrier like trees or a berm. I also think the drainage situation needs to be looked at more closely to make sure nearby properties aren't affected. I would also strongly encourage the City to reconsider the single access point and evaluate whether a second access or improved traffic plan is needed for safety.

I'm not against development in Ramsey, but this plan as it is right now is going to create unnecessary issues. I'd really appreciate you taking my concerns into consideration.

Sincerely,

Owen Olson

5750B 177th Ave nw

Ramsey, Minnesota 55303

Sent from my iPhone

From: Jolene DeJarlais

Sent: Tuesday, April 21, 2026 6:48 AM

To: Ramsey Planning <planning@cityoframsey.com>

Subject: 17400 & 17650

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the sender and know the content, DO NOT click any links or open attachments..

I think that we have had enough new and dense development in Ramsey this is considered an agricultural area.it is unrealistic to put a road through to 47. The roads 47 & 7th avenue cannot handle the traffic as it is. I'm opposed to any variances. Concerned citizen of 5910 177 avenue Jolene DeJarlais.

From: Stephanie Tracht

Sent: Wednesday, April 22, 2026 2:06 PM

To: Ramsey Planning <planning@cityoframsey.com>

Subject: Opposition to proposed subdivision - Project 26-106

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the sender and know the content, DO NOT click any links or open attachments..

Hello Ramsey Planning Commission,

My name is Stephanie Tracht, my husband is Colin. We reside at 5829 177th Ave NW. We moved to Ramsey in 2005, attracted in large part by the rural character of the area and especially in our immediate neighborhood. We are raising our two sons here. I work in downtown St. Paul. Colin has commuted all over the metro area. Our home and neighborhood is our oasis.

It has come to our attention, thanks to the efforts of a neighbor, there is a new proposal for a 15-lot subdivision at 17400 and 17650 Erkium Street NW (Project 26-106). After studying the proposal and sketch plan, we are very concerned. First, a variance is needed for the nearly 1000 ft cul-de-sac, but more concerning are comments indicating this cul-de-sac is temporary and it will connect to the west with 177th Ave NW - where we live. It also appears the planned connection point would cut through the middle of the beautiful and secluded 35 acre property at 5750 177th Ave NW?!

This will essentially turn our quiet rural road into a through street for not only the 15 new homes in the proposed development, but also for the Erkium Street neighborhood in general. This will increase traffic, noise, dust, wear and tear on the road, as well as increase safety concerns for children, pets, livestock and adults. I walk my leashed dogs

daily on the 177th Ave, one of our sons walks to/from his school bus stop at the corner of 177th and 47. There are no shoulders or sidewalks on 177th Ave.

Have traffic studies been done? There would be increased traffic at the intersection at 177th Ave and Co Rd 47. Within a half mile of this intersection are:

- 1) the notorious "S curve" on 47 where there have been multiple serious motor vehicle accidents in recent years.
- 2) the intersection of 47 and Green Valley Road just to the south - it's quite busy during morning and afternoon rush hours.
- 3) the intersection of 47 and Co Rd. 27 - also quite busy during rush hour.

Lastly, we are concerned how changing 177th Ave into a through street will lower the desirability and value of our property.

To be clear, we strongly oppose this project. We have watched countless Ramsey farms, fields, and open spaces be irreparably changed and developed into subdivisions, schools, businesses. We ask that the city abide by its bylaws and restrictions and deny the requested variances to help preserve the unique character and value of our existing neighborhood.

Sincerely,

Colin and Stephanie Tracht
5829 177th Ave NW
Ramsey MN 55303

Regular Planning Commission

Meeting Date: 04/23/2026

Primary Strategic Plan Initiative: Not Applicable

Information

Title:

Planning Commission Training

Purpose/Background:

City Attorney Amanda Johnson will facilitate Planning Commission training.

Recommendation:

N/A

Outcome/Action:

N/A

Attachments

No file(s) attached.

Form Review

Inbox

Brian Hagen

Form Started By: Todd Larson

Final Approval Date: 04/16/2026

Reviewed By

Brian Hagen

Date

04/16/2026 01:09 PM

Started On: 04/03/2026 11:15 AM