

**City of Ramsey
Agenda
Regular Planning Commission
Thursday, June 25, 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 May 28, 2026.
- 6. Public Hearing**
 1. PUBLIC HEARING: Code Amendment Pertaining to Outdoor Storage Performance Standards in the I-1 Zoning District
- 7. Commission Business**
- 8. Commission/Staff Input**
- 9. Adjournment**

Regular Planning Commission

Meeting Date: 06/25/2026

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

Information

Title:
Approve the Planning Commission Meeting Minutes for May 28, 2026.

Purpose/Background:
The purpose of this case is to approve the Planning Commission Meeting Minutes for May 28, 2026.

Recommendation:
Staff recommends approving the minutes.

Outcome/Action:
Motion to approve the minutes for May 28, 2026.

Attachments

PC May 2026 Minutes

Form Review

Inbox	Reviewed By
Brian Hagen	Brian Hagen
Form Started By: Kalia Lor	
Final Approval Date: 06/18/2026	

Date
06/18/2026 09:19 AM
Started On: 06/09/2026 08:16 AM

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

The Ramsey Planning Commission conducted a regular meeting on Thursday, May 28, 2026, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Acting Chairperson Randy Bauer
 Commissioner Michael Allshouse
 Commissioner Bradley Cochrane
 Commissioner Jeffrey Lubarski
 Commissioner Debra Musgrove
 Commissioner Layee Sanoe

Members Absent: Chairperson Cheri Gengler

Also Present: Planning Manager Todd Larson
 Economic Development Manager Sean Sullivan
 Senior Planner Chris Anderson
 City Council Liaison Eric Peters

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

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

5. CONSENT AGENDA

5.01: Approve the April 23, 2026, Planning Commission Meeting Minutes

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

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

6. PUBLIC HEARINGS/COMMISSION BUSINESS

6.01: Public Hearing: Consider an Ordinance Amendment to City Code Section 106-354 (Private Trees in New Development Areas)

Public Hearing

Acting Chairperson Bauer called the public hearing to order at 7:01 p.m.

Presentation

Senior Planner Anderson presented the staff report stating that the Environmental Policy Board (EPB) recommends adoption of Ordinance #26-09, amending the tree preservation standards to authorize staff to approve alternative methodologies used for collecting tree data and clarifying that certain diseased or insect-infected trees are exempt from the removal threshold calculation.

Councilmember Musgrove commented that this is a great idea and great governance, removing the burden from applicants to request a variance. She asked if other cities follow a similar process.

Senior Planner Anderson replied that some cities have allowed different methodologies, but was unsure how those codes were written. He stated that some cities do not have any tree ordinance or tree preservation standards. He noted that this is an attempt to protect natural resources during development, but also to recognize that there are different ways to collect that data.

Citizen Input

No comments.

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

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

Acting Chairperson Bauer closed the public hearing at 7:08 p.m.

Commission Business

Motion by Commissioner Musgrove, seconded by Commissioner Lubarski, to recommend that City Council adopt Ordinance #26-09 Amending City Code Section 106-354 Granting Staff the

Ability to Approve Alternative Methodologies for Collecting Tree Data and Clarifying that Certain Diseased or Insect-Infected Trees are Exempt from the Removal Threshold Calculation.

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

7. COMMISSION BUSINESS

7.01: Adopt Resolution #26-110 Concerning the Ramsey Economic Development Authority's Redevelopment Project Area Proposal

Presentation

Economic Development Manager Sullivan presented the Staff Report stating that, based on the project being compliant with the City's Comprehensive Plan, staff recommends adoption of Resolution #26-110 Concerning the Ramsey Economic Development Authority's Redevelopment Project Area Proposal.

Commission Business

Acting Chairperson Bauer commented that this is consistent with the Comprehensive Plan.

Commissioner Musgrove asked for information on how HRA funds generated from this area could be used.

Economic Development Manager Sullivan provided examples of how HRA funds could be used in different ways to support housing and other redevelopment projects. He stated that the inclusion of the Highway 10 corridor was intentional, as some of those properties could benefit from redevelopment assistance, recognizing that it will take some time before those funds are generated.

Acting Chairperson Bauer asked if ARAA has plans for the parcel closer to Riverdale Drive.

Economic Development Manager Sullivan commented that there is one property owner who will be splitting off this property, and there are hopes that this development will spur additional retail/restaurant development on that second property.

Motion by Commissioner Lubarski, seconded by Commissioner Allshouse, to adopt Resolution #26-110 Concerning the Ramsey Economic Development Authority's Redevelopment Project Area Proposal.

Further discussion

The Commissioners were happy to see that ARAA found a better site and believed that this would be a beneficial development for the community.

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

8. COMMISSION / STAFF INPUT

Planning Manager Larson provided an update on recent City Council actions and discussions. He noted that there is one case to be considered at the June meeting.

Economic Development Manager Sullivan provided an update on the Kwik Trip project, anticipating an opening on or before July 4th.

Acting Chairperson Bauer commented on Robert's Rules of Order and a situation that took place at a recent City Council meeting, where a requested amendment to a motion was not allowed.

Councilmember Peters stated that the City Attorney was present and commented that the City does not follow Robert's Rules of Order. He stated that he would like to get more information and can share it with Acting Chairperson Bauer.

Commissioner Musgrove stated that perhaps a training could be done on meeting procedures.

Planning Manager Larson commented that there are some tutorial videos that could be helpful.

9. ADJOURNMENT

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

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

The regular meeting of the Planning Commission adjourned at 7:00 p.m.

Respectfully submitted,



Todd Larson
Planning Manager

ATTEST:



Kalia Lor
Planning Administrative Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

Regular Planning Commission**Meeting Date:** 06/25/2026**Primary Strategic Plan Initiative:** Promote economic growth and development.**Information****Title:**

PUBLIC HEARING: Code Amendment Pertaining to Outdoor Storage Performance Standards in the I-1 Zoning District

Purpose/Background:

In some of the business districts (B-3, I-1, and I-2), outdoor storage is allowed under certain circumstances. Section 106-525(14) includes a table with various performance standards for amount, placement, and site requirements for a business to have outdoor storage accessory to the principal use. The intent of these requirements is to keep business properties looking good and enhancing tax base while being reasonably accommodating to business' operational needs.

Staff has been working with Wildlife Research, a manufacturing business at 14485 Azurite St. NW on an expansion project (the Planning Commission will review this project in greater detail at the July meeting). Their site has a small area of outdoor storage that pre-dates the current regulations (as well as the previous regulations). This area is considered legal non-conforming and has certain rights, as long as the use is maintained. The City Attorney has advised that the area can move, but not expand, with the proposed expansion project. Representatives of the business have indicated that they would like to have a little more area, but the lot area is too small to qualify for any outdoor storage under the current rules. After the acquisition of a City-owned piece of property, their site will be 4.74 acres in area--0.26 acres shy of the current allowance.

When the Zoning Code was re-written in 2023, an intentional decision was made to include a 5-acre minimum lot area for properties in the I-1 Light Industrial district to have limited outdoor storage. This was based on the use of a key property in a different area of town that has since been cleaned up and sold. With that perceived problem gone, staff is comfortable lowering the acreage to allow I-1 properties with at least four acres to have outdoor storage, still proportional to the building footprint.

Notification:

Since this proposed Code Amendment affects properties city-wide, a public hearing notice was only placed in the June 12 Anoka Union Herald Newspaper.

Time Frame/Observations/Alternatives:Alternatives to Consider:

1. Recommend approval of the Code Amendment as recommended by staff;
2. Recommend approval of the Code Amendment with some other minimum acreage; or
3. Recommend denial of the Code Amendment based on certain findings keeping the existing regulations in place.

Funding Source:

Costs associated with the expansion project are paid for by the applicant.

Recommendation:

Staff recommends approval of the Code Amendment.

Outcome/Action:

Motion to recommend approval of Ordinance #26-12 Amending Chapter 106 Pertaining to Outdoor Storage.

Attachments

Ordinance #26-12

Form Review**Inbox**

Brian Hagen

Form Started By: Todd Larson

Final Approval Date: 06/18/2026

Reviewed By

Brian Hagen

Date

06/18/2026 09:39 AM

Started On: 06/10/2026 08:36 AM

**ORDINANCE #26-12
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA**

**AN ORDINANCE AMENDING CHAPTER 106
PERTAINING TO OUTDOOR STORAGE**

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 TO SECTION 106-525 PERTAINING TO OUTDOOR STORAGE.

~~Strikethrough text indicates deleted text~~

Underlined text indicates inserted text

The table in **Section 106-525(14)a** *Outdoor storage, sales, and display; seasonal outdoor storage and sales*, is hereby amended as follows:

	B-1	B-2	B-3	I-1	I-2
Allows outdoor display	Yes	Yes	Yes	No	Yes
Allows outdoor sales	Yes	Yes	Yes	No	No
Allows outdoor storage	No	No	Yes	Yes	Yes
Minimum lot area to allow outdoor storage	N/A	N/A	1 acre	5 acres <u>4 acres</u>	No minimum
Area limit (total of sales, display, and storage)	5% building footprint	10% building footprint	30% building footprint	30% of building footprint	50% of parcel
Location restriction	Front or side of building; within 6 feet of the building	Front or side of building	Front, side, or rear of building	Side and rear of building	No Restriction
Setback from rights-of-way	10 feet	10 feet	20 feet	20 feet	20 feet
Setback from side or rear property line (internal)	5 feet	5 feet	5 feet	5 feet	5 feet
Setback from residential use	35 feet	35 feet	35 feet	50 feet	50 feet
Surface material	Pavement	Pavement	Pavement	Pavement	Pavement or dustless
Outdoor storage screening required	N/A	N/A	Yes	Yes	Yes

SECTION 3. SUMMARY

The following official summary of Ordinance #26-12 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:

“Ordinance #26-12 reduces the lot area necessary to have outdoor storage as a business accessory use in the I-1 Light Industrial Zoning District from five acres to four acres.”

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 28th day of July, 2026.

Mayor

ATTEST:

City Clerk