


<p>Commissioners: Julie Kimble Michelle Kruzal Tammy McGehee Michelle Pribyl Karen Schaffhausen Erik Bjorum Emily Leutgeb</p>	<p style="text-align: center;">  Planning Commission Agenda Wednesday, July 7, 2021 6:30pm Members of the public who wish to speak during public comment or on an agenda item may do so in person during this meeting or virtually by registering at www.cityofroseville.com/attendmeeting. </p>	<p style="text-align: right;">Address: 2660 Civic Center Dr. Roseville, MN 55113</p> <p style="text-align: right;">Phone: 651-792-7080</p> <p style="text-align: right;">Website: www.cityofroseville.com/pc</p>
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1. Call To Order
2. Roll Call
3. Approval Of Agenda
4. Review Of Minutes

Documents:

[JUNE 2, 2021 MINUTES.PDF](#)
[JUNE 10, 2021 MINUTES.PDF](#)

5. Communications And Recognitions
 - 5.A. From The Public:
Public comment pertaining to general land use issues not on this agenda.
 - 5.B. From The Commission Or Staff:
Information about assorted business not already on this agenda.
6. Other Business
 - 6.A. Review Recommended Zoning Map Changes Related To Compliance With The City's 2040 Comprehensive Plan

Documents:

[6A REPORT AND ATTACHMENTS.PDF](#)

7. Adjourn



**Planning Commission Regular Meeting
City Council Chambers, 2660 Civic Center Drive
Draft Minutes – Wednesday, June 2, 2021 – 6:30 p.m.**

Pursuant to Minn. Stat. 13.D.021, Planning Commission members, City Staff, and members of the public participated in this meeting electronically due to the COVID-19 pandemic.

- 1 **1. Call to Order**
2 Chair Kimble called to order the regular meeting of the Planning Commission meeting at
3 approximately 6:30 p.m. and reviewed the role and purpose of the Planning Commission.
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- 5 **2. Roll Call**
6 At the request of Chair Kimble, City Planner Thomas Paschke called the Roll.
7
- 8 **Members Present:** Chair Kimble; Vice Chair Michelle Pribyl, and Commissioners
9 Michelle Kruzal, Tammy McGehee, Karen Schaffhausen, Erik
10 Bjorum and Emily Leutgeb.
11
- 12 **Members Absent:** None
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- 14 **Staff Present:** City Planner Thomas Paschke, Senior Planner Bryan Lloyd,
15 Community Development Director Janice Gundlach and
16 Department Assistant Staci Johnson.
17
- 18 **3. Approve Agenda**
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- 20 **MOTION**
21 **Member Pribyl moved, seconded by Member Kruzal, to approve the agenda as**
22 **presented.**
23
- 24 **Ayes: 7**
25 **Nays: 0**
26 **Motion carried.**
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- 28 **4. Review of Minutes**
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- 30 **a. May 5, 2021 Planning Commission Regular Meeting**
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- 32 **MOTION**
33 **Member McGehee moved, seconded by Member Leutgeb, to approve the May 5,**
34 **2021 meeting minutes.**
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- 36 **Ayes: 7**
37 **Nays: 0**
38 **Motion carried.**

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b. May 13, 2021 Planning Commission Special Meeting

MOTION

Member McGehee moved, seconded by Member Kruzel, to approve the May 13, 2021 meeting minutes.

Ayes: 7

Nays: 0

Motion carried.

5. Communications and Recognitions:

a. From the Public: *Public comment pertaining to general land use issues not on this agenda, including the 2040 Comprehensive Plan Update.*

None.

b. From the Commission or Staff: *Information about assorted business not already on this agenda, including a brief update on the 2040 Comprehensive Plan Update process.*

Chair Kimble asked if staff has had any updated regarding meeting in person or hybrid meetings.

Ms. Gundlach believed he City Council is talking about in person meetings in July and maybe even their second meeting in June. She thought a lot of it depended on if the Governor is going to extend the emergency and she thought there was some discussion about extending it an additional thirty days. She thought the Planning Commission should prepare to return in person as early as the July meeting.

6. Public Hearing

a. Consideration of a Request for a Conditional Use to Allow an Outdoor Pet Exercise Area in Conjunction with a Dog Daycare at 2216 County Road D (Tower Glen) (PF21-005)

Chair Kimble opened the public hearing for PF21-005 at approximately 6:40 p.m. and reported on the purpose and process of a public hearing. She advised this item will be before the City Council on June 21, 2021.

City Planner Paschke summarized the request as detailed in the staff report dated June 2, 2021.

Chair Kimble asked if there were any tenants of the development of the retail center that had any comments or questions.

85 Mr. Paschke indicated he was not aware of any. Staff has not received any letters,
86 phone calls or emails.

87
88 **Public Comment**

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90 No one came forward to speak for or against this request.

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92 Chair Kimble closed the public hearing at 6:49 p.m.

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94 **Commission Deliberation**

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96 None.

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98 **MOTION**

99 **Member Pribyl moved, seconded by Member McGehee, to recommend to the**
100 **City Council approval of a Conditional Use to allow an Outdoor Pet Exercise**
101 **Area in Conjunction with a Dog Daycare at 2216 County Road D (Tower Glen),**
102 **based on comments, findings, and the condition provided as part of the RPCA**
103 **dated June 2, 2021 (PF21-005).**

104
105 **Ayes: 7**

106 **Nays: 0**

107 **Motion carried.**

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109 **b. Consider a Request for a Conditional Use to Allow a Drive-Through for a**
110 **Proposed Panda Express at 2030 Twin Lakes Parkway (PF21-004)**

111 Chair Kimble opened the public hearing for PF21-004 at approximately 6:50 p.m. and
112 reported on the purpose and process of a public hearing.

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114 City Planner Paschke summarized the request as detailed in the staff report dated June
115 2, 2021.

116
117 Mr. Eric Abeln, Heights Venture Architects, addressed the Commission regarding the
118 proposed drive-through for Panda Express.

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120 Chair Kimble thanked Mr. Abeln for the renderings and thought it looked like a really
121 nice Panda Express. She asked if the Commission had any questions for the
122 applicant.

123
124 Member Leutgeb asked for clarification on the circulation plan. It looked like the
125 only designated pedestrian crossings are only accessible by stair.

126
127 Mr. Abeln indicated the path coming from Twin Lakes Parkway and also from the
128 Walmart, which connects to the right-of-way are ADA accessible sidewalks and will
129 have railings, if needed on the sides and these are not by stairs. The level area to the
130 parking lot and the crossings of the drive-through are regular and accessible.

131

132 Member Pribyl indicated if there was any consideration for having outdoor seating in
133 the lawn area between the building and the trash area.

134
135 Mr. Abeln explained there was talk about putting a patio out front but felt that the
136 proximity to the road and the elevation might not work to be a really enjoyable
137 experience. If this were a level site to the road with the urban fabric where there
138 could be a sidewalk cafe that might be a different story but given that it is elevated, it
139 may not get as much use. Typically the seating areas are not put in the back by the
140 trash areas and no visual connection to the dining area.

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142 **Public Comment**

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144 No one came forward to speak for or against this request.

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146 Chair Kimble closed the public hearing at 7:17 p.m.

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148 **Commission Deliberation**

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150 None.

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152 **MOTION**
153 **Member Pribyl moved, seconded by Member Schaffhausen, to recommend to**
154 **the City Council approval of a Conditional Use to allow a drive-through for a**
155 **proposed Panda Express at 2030 Twin Lakes Parkway, based on the submitted**
156 **site and development plans, subject to the condition in the RPCA dated June 2,**
157 **2021 (PF21-004).**

158
159 **Ayes: 7**
160 **Nays: 0**
161 **Motion carried.**

162
163 **c. Request for Preliminary Approval of a Major Plat to Subdivide the**
164 **Development Site into 11 Lots for Single-Family, Detached Homes at 2395**
165 **County Road B and 2224 Eustis Street (PF21-003)**
166 Chair Kimble opened the public hearing for PF21-003 at approximately 7:19 p.m. and
167 reported on the purpose and process of a public hearing.

168
169 Senior Planner Lloyd summarized the request as detailed in the staff report dated June
170 2, 2021.

171
172 Member Schaffhausen noted even though there is an area of wetland it appears to be
173 the owners' property, she wondered if that was correct.

174
175 Mr. Lloyd explained that was correct, up to a point. There are provisions intended to
176 protect wetlands. Even though the wetland is a part of the private property, there are
177 restrictions on what is allowed, in terms of use or development of that property.
178 There are provisions in the shoreland and wetland section of the Zoning Code as well.

179 The wetland does not occupy that much of the existing parcel or any of the proposed
180 lots so the lot sizes in the staff report are really just the lot sizes and are not affected
181 at all by the presence of that wetland.

182

183 Member Schaffhausen indicated the long road that is considered the driveway, that
184 was shown in the original proposal, was supposed to be worked on to negate that so
185 people would not have a driveway right behind them. She asked if they were looking
186 at the potential of actually having to have a road in some way, shape or form behind
187 the residents, which is counter to what she thought was already discussed in the City
188 Council meeting.

189

190 Mr. Lloyd explained this is a matter of semantics to some extent. It is worth pointing
191 out that the existing residential driveway is, at least, partially in the same location.
192 There is nothing about the City Council's Ordinance from last fall that was meant to
193 prohibit a residential driveway from being in a location that the current one is or even
194 one that is proposed. Because there is nothing in the Zoning Code or in the recently
195 adopted Ordinance about where streets can be located as well as there being nothing
196 in the Subdivision Code that identifies for them when is something a street and when
197 is it not, that is why over the winter, primarily, staff from various departments
198 formulated a definition for themselves. Staff's policy on this is that a shared
199 driveway is an acceptable thing if it is not more than one fifty feet in length and does
200 not serve more than three lots for single family detached homes.

201

202 Member Leutgeb wondered regarding realignment of Eustace and County Road B, if
203 that is already in City plans or was that only wrapped up in that proposal.

204

205 Mr. Lloyd did not believe that would have been a project taken on by the City in a
206 Capital Improvement Plan or something like that. Because the roadway does not
207 need to be aligned in that fashion, the City can consider the proposal that this
208 applicant has made to realign them in a way that conforms in all ways to any public
209 street. That provides some additional area for the applicant to develop into these lots
210 and frankly the park land and facilitates a development here.

211

212 Member McGehee asked what triggers the Planning Staff in bringing these items to
213 the Commission and then what triggers the sixty and one hundred and twenty days.

214

215 Mr. Lloyd explained the submittal of a complete application for something like this
216 plat proposal is a thing that initiates the statutory timeline of one hundred twenty days
217 to review, an action timeline in the case of a subdivision like this. It is the thing that
218 obligates staff to be working toward a resolution to that application approval or denial
219 of it in the end. He noted this applicant has been working with the City Staff for
220 some time now, not only on the previous application in 2020 but also on refinements
221 and iterations of this one. Staff has provided quite a bit of feedback along the way. If
222 staff had more discretion about when or what to bring forward to the Planning
223 Commission, staff may well have had the leverage or authority to require some of
224 these changes that staff is suggesting before coming to a public hearing, but staff is
225 obligated to respond to the application that is submitted.

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Member McGehee asked why is it that impervious coverage is not a part of the plat review.

Mr. Lloyd explained the plat itself is only about the property boundaries, easements and rights-of-way. Certainly the impervious coverage, the intended development pattern is all important information for the review of this. The building pads are not platted and are not on the legal document that was filed with Ramsey County to establish property boundaries. This is unlike a planned unit development where it is an all-encompassing development review and setback, and impervious surfaces could be regulated. This is a plat that is being designed to conform to the existing zoning standards.

Member McGehee asked at what point and is there such as thing as a site review anymore in this process.

Mr. Lloyd explained that has been happening with the Engineering and Public Works Departments, reviewing the storm water management plans, the street design. It is also happening with the Community Development staff when it comes to the setbacks and impervious coverage.

Member McGehee indicated the Planning Commission is getting things before permits are signed off on, before the tree preservation specialists come, etc., and sometimes that is not even complete when it moves forward to the City Council. She wondered at what point, is it that the City is working on this, when in fact the City does not have much of this information. She asked if staff had any further information about the wetland, which seems to have been subject to reduction and filling and so on.

Mr. Lloyd indicated it is outside of his expertise to know much about wetlands, but he was under the impression from his colleagues in the Public Works and Engineering Department that the wetlands boundary represented on this plan, he believed, is identical to the wetland boundary that has been accepted an approved by the Watershed District. Any proposed filling or adjustments to the wetland boundaries would be done in accordance with the legal procedures that relate to those. In spite of what the historical circumstances of this wetland might be, the wetlands today is delineated on these plans and is what is regulated by the wetland protection regulations.

Mr. Lloyd explained the Planning Commission and City Council do not have a role in formally reviewing the engineering plans, the development plans of each parcel. The role of the Planning Commission and City Council with a preliminary plat application is to review the boundaries to ensure that the project is continuing along lines that are consistent with code requirements, but it is up to staff to ensure that the tree preservation details are correct and tree preservation plans are being properly implemented to ensure that storm water management plans and erosion control and everything else is properly done and executed. It is not that a formal review is not

273 being done, it is just that it is not the role of the Planning Commission and City
274 Council to do that formal review.

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276 Member McGehee explained the Planning Commission had a fairly clear idea that
277 they did not think it was appropriate, along with staff, to have an extensive shared
278 driveway and staff has come up with some solution in the absence of a more clear
279 definition by the City Council but it seems that staff has spent a tremendous amount
280 of time with this particular developer and it does not seem to her that many of the
281 suggestions and problems that were identified initially have really been taken into
282 account by this developer. It seems that staff has worked really hard, and the
283 developer seems to persist in wanting to put more on this land than it really can hold.
284 If the developer were to put the road down further so that there was back yard to back
285 yard there, there would not be this problem, but the developer also would not be able
286 to squeeze as many lots in there. She wondered at what point, does staff indicate
287 tabling this or have the developer start over and deny this because so far she did not
288 see any indication that this developer has taken into account the several things' staff
289 identified such as the road, the cul-de-sac, road length, irregular lot sizes that poke
290 into the existing wetlands. She asked for some background on this.

291

292 Mr. Lloyd explained in fairness to the applicant, he is clearly designing a shared
293 driveway, accessing the eastern side of the site and there is nothing codified that says
294 what is a street and what is a driveway. This applicant knows what staff's
295 recommendation is and what staff's policy is on this. Staff kept the applicant
296 apprised of the process of arriving at those metrics, but this is a staff effort to
297 understand what the difference is between a street and a driveway and that has not yet
298 been tested by the Planning Commission or City Council. Similarly, there is the
299 provision about similar regular lot shapes that are appropriate and suitable for
300 residential development that is amorphous provision in the Subdivision Code that
301 does not have a lot of tests. Staff can say that this does not meet the spirit of those
302 requirements, but it is not for staff to approve or deny anything. Staff is obligated to
303 facilitate the review and resolution of a land use application, such as been submitted,
304 and staff cannot tell the applicant to change these things, or it will not move forward.
305 This is the proposal that this applicant is bringing forward and this is the one the City
306 has to respond to and in the process probably arrive at some institutional certainty
307 about what is the limit of a shared driveway, what are acceptably irregular lot shapes,
308 and the provision also acknowledges that if you are not starting with a clean,
309 regularly shaped parcel of land, it is very difficult to get regular, simple, lot shapes
310 out of it.

311

312 Member Pribyl asked if the Commission tables this and the applicant addresses staff's
313 concerns and it comes back with another laundry list of items that need to be
314 addressed, how would the Commission move this forward. She wondered what the
315 process is.

316

317 Mr. Lloyd explained the process and indicated if the Commission sees that progress
318 has been made towards something that looks like it could be approved, perhaps at that
319 time a recommendation to approve it with some conditions could be appropriate or it

320 could be tabled again identify new issues the Commission would like to see changed
321 or if the proposal comes back and does not look anymore promising, it can be denied.
322 He noted the Commission does not need to table this, it could be moved forward to
323 the City Council for either approval or denial as well.

324
325 Mr. Todd Ganz, Integrity Land, addressed the Commission on recommended
326 changes.

327

328 **Public Comment**

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330 Mr. Cal Ross, 2118 St. Croix Street, indicated he has listened with absolute
331 fascination over the gymnastics that have been done verbally requesting a rezoning,
332 which the neighbors were told by the developer back than that this was the most
333 efficient way and if he had to come back and had to go with single family the
334 development would have more than that and he guessed the developer did not lie.
335 What he is seeing is some of the most incredible language he has ever seen. Words
336 like problematic, requires more detail, conceptually acceptable, a lot of discretion.
337 He indicated he still does not know what happened with requesting the rezoning that
338 now it is not applicable and now the developer is going to go with eleven lots with
339 future detached property and then future lots even after that. When this was started, it
340 went to the Parks Commission, Planning Commission and to the City Council and he
341 thought he could speak for everyone in his neighborhood that not a single person is in
342 favor of this project. The City Code was sited for starters, under the Title 10, which
343 talked about developing in a neighborhood and what to anticipate from it. Title 10
344 states they are supposed to protect the public health, safety, peace, comfort and
345 convenience, prosperity, and general welfare. It also states they are supposed to
346 protect and enhance the character, stability, and vitality of the residential
347 neighborhoods, as well as the commercial. They are also supposed to promote
348 orderly development and redevelopment and assist implementation of the
349 Comprehensive Plan. The Comprehensive Plan talks about how the City looks to
350 develop and protect all of the property and natural resources the City has. What he
351 has seen in here so far is the verbal gymnastics that is being spoken. There are not
352 longer roads but driveways, private drives. All of the residents on St. Croix still have
353 a road on the back of their lots. No matter what it is called, it is still a road. What he
354 just gleaned, information he did not have, is when the developer stated they are going
355 to leave four feet for a water drain on the east side of that driveway, which means all
356 of that surface and everything else is going to drain toward existing lots. There is no
357 drainage plan in place for that. He stated as he goes down the list of the things that
358 were talked about, first and foremost, this is a delineated wetland. He cannot figure
359 out why no one in the Planning Department has required that an environmental
360 impact study be done. He wondered how the wetland is going to be affected. He
361 noted that is the only wetland on this end of Roseville. This is not something that was
362 put in for water storage, this wetland has been there for a long time. He explained
363 another thing he would like to address is the diminishing of property values and the
364 safety. He urged the Commission to vote this project down.

365

366 Mr. Tom Dunwell, 2253 St. Croix Street, stated looking at the big picture, he did not
367 see the developer mentioning anything about satisfying the neighbors who have to
368 live with this aftermath, and this is a disaster of a plan. He wondered about the
369 private driveway on the east side of the lot which is serving four or five houses and
370 how is it being maintained. He wondered if it is paved and has curb and gutter. The
371 same thing goes for the wetland. The primary goal is to preserve the wetland and
372 major trees on that property. He did not see how the property can be graded for
373 houses and not knock them all down. The developer talks about preserving trees
374 along the east side of the private road which are not worth savings. There are a lot of
375 huge, beautiful trees on the property, and they are not going to be saved. He
376 indicated tree preservation is important to them and should be important to everyone.
377 He also wondered if this would have a homeowner's association and is it a
378 requirement. He asked if the property along Eustis the owners of the wetland. He
379 also asked who will maintain all of the wetland and how will they prevent all of the
380 runoff from the yards going into the wetlands. He stated there are too many houses
381 with screwing property lines. He recommended the Commission deny this plan and
382 be done with it. This property can be developed with three to five lots, maximum.
383

384 Ms. Nancy Nelson, 2151 Fulham Street, explained she is a block away from this
385 property. She was looking at one of the pictures staff put up showing a rendering
386 where some of the houses will be and her map from the open house shows a fifty-foot
387 encroachment in which some of the homes look like they will be encroaching on that.
388 She assumed there has to be some sort of border from the setback to the actual
389 building for wetlands. She assumed there is a border between the wetlands and where
390 a building can be actually built. This is an association of all the houses and most
391 associations hire companies to spray their lawns with chemicals and cut the grass and
392 she did not see any plans for the runoff not going into the wetlands and killing what
393 wildlife there is there. She wondered if the City has to change Eustis Street to be
394 straight rather than the little curve it has right now, how much money will it cost the
395 City to straighten out that road so there is a perpendicular corner between Eustis and
396 County Road B and there are still semi-trucks coming down County Road B and she
397 did not know if they could turn around in that area. She thought in order to settle this
398 and other issues the Planning Commission needs to go to the City Council and have
399 them do a definition of what is a driveway, a road, and a private road so that there is a
400 clear definition that the City Staff can go by to make the recommendations or denials
401 of different things. She thought there needed to be a definition to start with. There
402 are a lot of things unknown with this development and the first step is to get some
403 definitions made and go from there.
404

405 Mr. Tim Lundin, 2151 Fairways Lane, stated he has a corner lot, so he sees all of the
406 traffic that comes down. He thought Ms. Nelson covered a lot of his concerns and
407 everyone is concerned about preserving this area as a natural area. This is a unique
408 pocket of wildlife with deer and turkey and coyotes and a lot of other mammals. One
409 of his biggest concerns is with multiple semi-trucks coming down the road or cars
410 that are lost and not being able to turn around. He wondered how a turn around could
411 be removed and he thought there needed to be some clarification in the plan after the
412 turn around is taken out.

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Chair Kimble noted in the staff report there is a homeowners association requirement for this development.

Mr. Lloyd explained there is not anything in City Code that spells out what a street is, what is a driveway, where is the transition from one to the other which is why staff has created sort of a policy on that with a finite length and a number of lots being served. It is for the Planning Commission and City Council to make some recommendations and decisions that might be in line with staff's policy or might be different in some way, more restrictive or less restrictive, that is something that still needs to play out whether that is something that goes through a Code amendment process to define that or simply done in practice just by the decisions that are made. With respect to the streets, the developer would be doing the reconstruction, removing the existing street segments, grading things appropriately, installing new street segments according to the City's specifications for these public streets. He indicated he did not know the answer or the resolution to the question of where people will turn around. He knew that was one of the considerations in this whole project and one the Public Works and Engineering staff is more intune with than he was. With respect to the wetland setback, some of the shapes on the site plan, parts of those polygons that represent home development are actual building footprints and some of them are patio areas. Both of those kinds of improvements have different setback requirements. Structures themselves, do need to be fifty feet from the delineated boundary of the wetland. Paved surfaces, like patio, can be as close as thirty feet from the delineated boundary of the wetland. There are some parts of those represented building areas, represented improvement areas that are not actually structures but surfaces like patios that can be within fifty feet of that wetland boundary.

Mr. Ganz reviewed how the association will be managed. He noted they have designed are little catch ponds that are on the west side of lots two, three, four, five and six that has been shown to the Rice Creek Watershed District. These will catch the flow coming off of the lots and will be part of the maintenance done by the association. He indicated there is no ground water in the area, all of the water that is in the wetland is coming from the street and from the ground when it rains.

Chair Kimble asked if this project is at the scale to require and Environmental Impact Statement (EIS).

Mr. Lloyd explained that was correct, an EIS is not simply careful analysis of what impacts might be to natural features like a wetland. Careful attention is being paid by multiple jurisdictions and levels of Government to those impacts. The EIS is a very particular review that is reserved for the most intensive projects and this project would be far below the thresholds for anything like that.

Mr. Tom Collins, Design Engineer for the project, indicated regarding the private driveway length, if in fact the Council is going to put a maximum length on a private driveway, he would request that it be considered to be lengthened from the 150 feet.

460 The minimum front yard width of a lot is 85 feet. Two times 85 feet is 170 feet so
461 there is not way three lots would be allowed to use a shared driveway. The Code
462 requires a turn-around on a cul-de-sac whenever the length of a street is 200 feet so he
463 would request, if in fact, there is going to be a maximum length that it be revised to
464 200 feet versus 150 feet, which would allow at least for the three driveways that the
465 staff has reported to be allowed for a shared driveway.

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Mr. Paul Nockleby asked for an explanation how a 1937 photograph of this area
comports with the State. This is a stormwater, not a natural watershed.

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Mr. Lloyd explained if he understood Mr. Ganz comments correctly, his statement is
that there is not any ground water creating any wetland at other times of year than
when rainwater might flow from the surrounding land to this low area of elevation.
He indicated he did not know anything about the climate of weather in 1937, prior to
those photographs but it seems entirely likely under that scenario that there may have
been a lot of snow that winter, depending on what time of year the photographs were
taken, and or rain in the weeks or months leading up to the time that the photographs
were taken that could well have led to the accumulation of the wetland that is visible
there.

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Mr. Nockleby indicated 1936 and 1937 were some of the driest years ever in
American history, resulting in the Grapes of Wrath story that John Steinbeck wrote.
This was a very dry year without any rain to speak of in the Midwest, just a dustbowl.
If there is a photograph from July 1, 1937 that shows wetland, that is very likely not
stormwater. He indicated he was going to dispute the assertions by nonprofessionals
and anyone who has not studied the climate science from that period who will assert
that this is not a natural groundwater area. Mr. Ganz is trying to build homes that will
impact everyone in the area, and he is telling the Commission that it is something it is
not. He asked the Commission to deny this.

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Chair Kimble closed the public hearing at 9:00 p.m.

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Commission Deliberation

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Member McGehee indicated given the hour she would like to make a motion because
she reviewed all of the materials and options before the meeting and listened rather
carefully and she thought she would agree with some of the initial questions raised by
Member Pribyl and also she was unimpressed with the ease at which the developer
believes that he can make the corrections and adjustments and as an environmentalist
and someone that knows a great deal about tree and tree preservation, she was
unimpressed with his address on that particular topic and she also felt very strongly
about the fact that he never addressed the question raised by another individual about
runoff of fertilizers and pesticides from lawns into the wetland. She thought that City
Staff has spent a tremendous amount of time and she thought the outstanding issues,
including turnarounds including parks with now streets through them to accommodate
emergency vehicles are just too many things to keep kicking the can down the road.
She would move to deny based on the list provided by staff of outstanding things and

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507 add to that the issue of the turnaround, the road through the park, the protection of the
508 trees, runoff of pesticides into the wetland, the odd shaped lots, etc.

509

510 **MOTION**

511 **Member McGehee moved, seconded by Leutgeb, to deny the preliminary plat**
512 **based on the following findings:**

- 513 • **The list of Staff-recommended conditions related to needed plat revisions**
514 **is too vast, such that full compliance cannot be envisioned.**
- 515 • **Testimony by the developer, and his representative, suggests he is**
516 **unwilling to resolve outstanding compliance issues related to the private**
517 **driveway and emergency access.**
- 518 • **The proposal would cause the removal of too many trees.**
- 519 • **The realignment of County Road B and Eustis, and elimination of the**
520 **existing turnaround, has the potential to create unnecessary traffic in**
521 **nearby neighborhoods.**
- 522 • **Development discussions of the subject property have been ongoing for**
523 **nearly 20 months with no clear resolution to-date.**
- 524 • **The stormwater plans appear insufficient to mitigate the negative**
525 **impacts of runoff containing household herbicides, pesticides, and**
526 **fertilizers into the nearby wetland.**

527

528 Mr. Lloyd noted there is not a road proposed through the park parcel. The existing
529 driveway runs in that location but there is no proposal to continue a driveway or any
530 kind of road through the park parcel.

531

532 Member McGehee explained she referred to Mr. Ganz' remark for emergency
533 vehicles and that he would put some special materials in there so the vehicles could
534 drive through there.

535

536 Mr. Ganz explained the fertilizer and runoff goes into a catch pond; it does not go
537 directly into the storm pond that is there.

538

539 Member McGehee indicated the water that runs through rocks is not going to filter
540 out pesticides and fertilizers and the way Mr. Ganz described the catch basin, it is not
541 an infiltration basin, it is a silt basin and those are two very different things.

542

543 Mr. Ganz explained it is a silt basin with a silt fabric inside the rock and then
544 currently what is there right now is sending all of the garbage off the street directly
545 out into the wetland. The way he is designing it changes how the water is going to go
546 into that wetland. He noted he has been asked to make this better, so the wetland
547 survives, looks better and lasts another hundred years. He indicated that is the way
548 the watershed has asked him to do this, and he was not trying to do it in a bad way.

549

550 Member McGehee agreed to disagree with Mr. Ganz because the silt basin is not
551 going to do that. She understood how the road runoff works in the City of Roseville
552 and she also understood the distance of that wetland from the road and the infiltration
553 possibilities on the way there and she thought there were ways to improve it, but she

554 thought the plan Mr. Ganz' has added fertilizer and pesticides in an area where it does
555 not exist now and does not have easy access to that wetland and whether there is a silt
556 screen or not, it is not going to change whether those pesticides and chemicals get
557 into the wetland.

558
559 Mr. Ganz indicated he did sixteen soil borings out there and two of them were up
560 against the wetland and they went down fifteen feet and there is no water in the
561 ground out there and because of the soil that is there they cannot do an infiltration
562 there right now. The only way they can do an infiltration in that area, because of the
563 soil that is there is if you dig down ten feet, fill it with rocks and put sand on top of it
564 with grass on top of that so water can flow through the grass, down through the rocks
565 and down through the ground. The soil that is there is not an infiltration, it is a point
566 zero two type of infiltration soil.

567
568 Chair Kimble appreciated Mr. Ganz' comments but would like to go just to
569 discussion by the Planning Commission going forward.

570
571 Member Pribyl indicated one of her biggest concerns is if this is tabled it will end up
572 in a slightly different place in another month and partly based on some of the big
573 concerns, including the biggest one for her is defining this road versus shared
574 driveway that seems to be a pretty wide difference of opinion on what that is and she
575 was not sure how the current staff position, definition would be enforced or
576 enforceable going through the Planning Commission and City Council moving
577 forward.

578
579 Mr. Lloyd indicated there are a couple of avenues for an answer, one is if the
580 Commission recommends approval of the subdivision proposal, such as this, with a
581 condition and then the City Council takes action on that. Ultimately the City Council
582 is the arbitrator in the end. He noted personally he did not feel like there is difficulty
583 in enforcing any standard.

584
585 Member Kruzel thought there seemed to be multiple issues with this plat, one being
586 the driveway road, the wetlands seem to be very controversial and wondered if there
587 was a way to get an in depth, independent study done on what would happen and
588 what is going on with that and she also thought the Commission needed to listen to
589 the neighbors.

590
591 Chair Kimble indicated whether the wetland is created naturally or stormwater, it is
592 governed the same by the City and the Watershed. She explained she was not
593 negating the concerns about the wetland but there are definitions and controls and not
594 staff just deciding on its own whether it is.

595
596 Member Bjorum indicated regarding the motion, he knew there has been some history
597 with this area and a little bit of back and forth and that this is the second time around.
598 He was willing to say there is a benefit of the doubt and willing to push the
599 recommendations that staff has put forth and beholden the developer to the required
600 setbacks, lot requests, this street length. He thought the wetland was a big deal and

601 what is being proposed now is pretty over developed for an area this large with the
602 geographical issues it has. He thought with regulating some of these areas and
603 adjusting the street to meet the requirements that the City has set forth, he thought
604 there was the ability to achieve some developments here without destroying the
605 neighboring properties. He was sure if he were willing to fully deny this right off the
606 bat and would like to give some of the benefit of the doubt to the developer who
607 seems to have some thought put into how this wetland is handled and has done some
608 research. He would agree with Commission McGehee that pesticides and things like
609 that is going to be caught all together in a silt basin, but he appreciated that there is
610 some research put into that by the developer. He was willing to give the benefit of
611 the doubt and push back for the developer to fix this stuff and come back. He noted
612 the 150-foot road for him is not a driveway and frustrates him when he sees that on
613 there. If the developer is willing to go back and review the requirements the City has
614 set forth and the City establishes the driveway standard going forward and the
615 developer can meet that then he would be willing to review this again.

616
617 Chair Kimble indicated she would support the motion of denial. The fact that this is
618 not an enormous piece of land and the fact that discussions have gone on for twenty
619 months without a resolution is concerning to her. There are plenty of issues that staff
620 has identified that she thought are issues that could have been resolved before now
621 and are not. She did think there is a way to deal with runoff, there are all kinds of
622 mechanisms and controls and is not the first time there has been development next to
623 a wetland and there are ways to deal with that. The other thing of transparency that
624 she would like to say is there are always two sides to this. As a neighbor, she could
625 understand the concerns an if she lived there it would be really hard but on the flip
626 side, somebody owns this land, it is zoned and is developable and they have a right to
627 develop it. At some point, she thought there is going to come before everyone a
628 proposal that makes sense that might not be three single family homes. She did not
629 think this particular preliminary plat is one that she can support.

630
631 **Ayes: 7**
632 **Nays: 0**
633 **Motion carried.**

634
635 **7. Adjourn**

636
637 **MOTION**
638 **Member Kruzel, seconded by Member Schaffhausen, to adjourn the meeting at**
639 **9:29 p.m.**

640
641 **Ayes: 7**
642 **Nays: 0**
643 **Motion carried.**

644
645



**Planning Commission Special Meeting
City Council Chambers, 2660 Civic Center Drive
Draft Minutes – Thursday, June 10, 2021 – 7:00 p.m.**

Pursuant to Minn. Stat. 13.D.021, Planning Commission members, City Staff, and members of the public participated in this meeting electronically due to the COVID-19 pandemic.

- 1 **1. Call to Order**
2 Chair Kimble called to order the regular meeting of the Planning Commission meeting at
3 approximately 7:00 p.m. and reviewed the role and purpose of the Planning Commission.
4
- 5 **2. Roll Call**
6 At the request of Chair Kimble, City Planner Thomas Paschke called the Roll.
7
- 8 **Members Present:** Chair Kimble; Vice Chair Michell Pribyl, and Commissioners
9 Michelle Kruzel, Tammy McGehee, Karen Schaffhausen, Erik
10 Bjorum and Emily Leutgeb.
11
- 12 **Members Absent:** None.
13
- 14 **Staff Present:** City Planner Thomas Paschke, Community Development Director
15 Janice Gundlach, Senior Planner Bryan Lloyd, and Department
16 Assistant Staci Johnson.
17
- 18 **3. Approve Agenda**
19
- 20 **MOTION**
21 **Member McGehee moved, seconded by Member Kruzel, to approve the agenda as**
22 **presented.**
23
- 24 **Ayes: 7**
25 **Nays: 0**
26 **Motion carried.**
27
- 28 **4. Communications and Recognitions:**
29
- 30 **a. From the Public:** *Public comment pertaining to general land use issues not on this*
31 *agenda, including the 2040 Comprehensive Plan Update.*
32
- 33 None.
34
- 35 **b. From the Commission or Staff:** *Information about assorted business not already on*
36 *this agenda, including a brief update on the 2040 Comprehensive Plan Update*
37 *process.*
38

39 None.

40

41 **5. Other Business**

42

43 **a. Review and Provide Feedback on Zoning Code Update**

44 Community Development Director Gundlach indicated this item has been
45 reviewed previously by the Planning Commission. She turned the item over to
46 city consultants, Mr. Jeff Miller, and Ms. Rita Trapp.

47

48 Mr. Jeff Miller started the Zoning Code Update presentation with text
49 amendments. He indicated the intent is to try to go over the highlights and
50 summarize what is in the text amendments. He indicated this has been reviewed a
51 couple of times at the high level, the recommendation level and now at the
52 recommendation level. He noted the intent is to have this go to a public hearing
53 at the Planning Commission and then to City Council adoption in August.

54

55 Residential Districts' Amendments were reviewed by Mr. Miller.

56

57 Member Leutgeb indicated there was a distinction in the table between the
58 multifamily dwellings of five to eight units and then eight or more. She asked for
59 clarification on eight-unit dwellings because it seemed like it was a grey area and
60 could be confusion there.

61

62 Mr. Miller explained that has been an issue and thought it was corrected. He
63 indicated it should be five to eight and more than eight. There are instances in
64 today's code where there is an overlap. He noted he will look at that to make sure
65 it has been caught but the intent is that it is five to eight and then more than eight,
66 rather than eight or more.

67

68 Member McGehee explained on page four of the packet, the Statement of
69 Purpose, when it is talking about the statement or purpose, she thought it would
70 be helpful to everybody reading the Code to see what the relevant goals are and
71 have them listed.

72

73 Mr. Miller noted that comment and continued with his review of the Residential
74 Districts' Amendments.

75

76 Member McGehee indicated relating to the lot depth, she agreed with the area and
77 the frontage but some of the issues that she thought staff has been struggling with
78 are the irregularity of some of the lots being proposed and that maybe something
79 staff wants to think about whether that helps them to define the lots and the kinds
80 of shapes they like.

81

82 Ms. Gundlach explained the Subdivision Code has a provision about irregular
83 shaped lots and she thought that provision was sufficient to address the issue
84 being mentioned.

85

86 Mr. Miller continued with his presentation.
87

88 Member McGehee regarding the setback, in some of the residential parts there is
89 indication about the first story being eighteen feet. Then the second story, the
90 direction was that the setback that is near a residential area begins after the third
91 story and she wondered if one would want to consider that being after the second
92 story, if in fact that first story is already eighteen feet high. Also, it seems, just
93 from an aesthetic point of view, if up against a residential side, if the idea is a
94 combination of aesthetics and gradual building up, when talking about something
95 that may be up to a hundred feet, to simply step back after the third story and then
96 just go on up at least seems to her neither aesthetic nor really doing what they
97 would hope up against a residential area.
98

99 Mr. Miller believed the reason they are above the third story is because that is in
100 line with what the current CMU District allows.
101

102 Mr. Paschke indicated he would have to look in the City Code but believed along
103 the greenway frontage there is a provision about stepping back residential
104 buildings. The main level is at grade for one level and then it steps back a certain
105 distance for the remainder of the building.
106

107 Mr. Miller explained the other comment regarding one hundred feet, he thought
108 the other tool the City has is in HDR, anything higher than fifty-five feet requires
109 a CUP so the City would still have the opportunity there to require another step
110 back.
111

112 Member McGehee thought they seem to be big on articulation and where there
113 are doors and windows and everything else and if they are trying to make this
114 more palatable up against residential areas it seems the more articulation they
115 have on that facing side, the more palatable it is.
116

117 Mr. Miller indicated step backs can cause challenges for the developer because
118 they are losing development capacity. He explained this was looked into and one
119 of the things they discussed, either/or, and the way it is in the update is if a
120 developer decided they would rather not do the step act, they would rather move
121 the whole building back that eight feet, then this is saying the developer would
122 not have to do an additional step back if the whole building is moved back.
123 Developers do not always prefer to do that step back.
124

125 Member McGehee explained the question she had throughout the review is if the
126 City was looking to make this the best, most cost effective, and easiest thing for
127 the developer or is the City trying to come up with some sort of a balance between
128 the residents who live in the area and already have an investment and what is next
129 to them. It maybe a little more of a challenge but at the same time there are
130 existing residents in Roseville for whom, whether it is eight feet back or not,
131 looking at a fifty-five-foot solid wall, which is definitely not as attractive than if
132 driving around other communities where there are step backs. She indicated this

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is a desirable place, so the City did not have to continually bend over backwards to make it easy and cheap for people to develop in the City.

Mr. Miller understood Member McGehee was asking that they maybe think about it being above the second story instead of the third story.

Member McGehee noted that is only if the first story is eighteen feet high because eighteen feet is more than a standard story.

Mr. Miller asked if Member McGehee was proposing another step back if buildings were higher than three stories.

Member McGehee indicated that was correct if next to a residential area.

Chair Kimble thought there were other ways to deal with this other than step backs and designing the building ahead of time might, rather than some flexibility and other controls might make it more challenging for everybody.

Commissioner Pribyl agreed regarding having so many definitions of exactly what needs to be done with the building design to meet the goals. Multiple steps are expensive and depending on the type of construction can get quite expensive to do multiple step backs and that might limit the ability of the developer to do other things that could enhance the building such as adding more landscaping, better materials, other things that can make it aesthetically pleasing without the structural complexity. She also wondered where the eighteen feet came from and noted she could not find where in the document it is at because she saw a reference to eighteen inches but not to eighteen feet.

Member McGehee indicated she could have missed seeing it correctly, but she thought it was on something where the first floor was commercial.

Mr. Paschke believed the reference was eighteen inches in the Code as it relates to the first floor. He also stated what the requirement is currently in the Community Mixed Use District under the greenway frontage.

Ms. Trapp reviewed the Mixed-Use Districts' Amendments and the Employment Districts' Amendments with the Commission.

Mr. Miller reviewed the new BRT Overlay District and the definitions and amendments with the Commission.

Chair Kimble indicated there is both detached and attached townhome and she wondered if the detached was considered a twin home.

Mr. Miller explained they are trying to clarify that the detached duplex is on one lot versus the twin home would be on two lots. That is the situation currently and they are clarifying that.

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Ms. Trapp reviewed some of the next step's staff and the consultants will be working on.

Member Leutgeb was curious how they are planning on notifying property owners and residents about the new updated web page for this project.

Ms. Gundlach explained at this point a lot of the engagement has been electronically, but staff has sent postcards to property addresses that have been directly impacted and then properties that lie within five hundred feet of directly impacted properties. That is where staff is steering them to the story map and the webpage. There were some links on the home page of the City website for several months. This has been put in the City newsletter and staff has been doing outreach through the email updates and posting on NextDoor as well as the City's Facebook page. Staff has tried to use a lot of different engagement methods to make people aware of what is going on. As it relates to equity, are they using the right tools, she was not one hundred percent positive that they are, but they are trying to do what they have experienced works and using those tools. She indicated staff would be happy to take the Commission's feedback on what else can be done.

Member Kruzel thought there was discussion at another meeting to reach out to the different areas, perhaps block captains, tap into those. She knew with Park and Rec doing different park events there might be a way to have some type of engagement there as well.

Ms. Gundlach thanked Member Kruzel for her feedback.

Member McGehee thought there was a lot of mention of changing parking lots, and she did not think there was a good definition in this and wanted to suggest that staff look at the St. Louis Park project where they have incorporated a nice change for their parking lots. In terms of the plantings, she suggested they now have a tree company that is their consultant and maybe when they are talking about these plantings the consultant should be contacted to talk about the plants that are going to be the most successful and how to water them. She noted there is a specialist in house but not much and the expertise the City has is used elsewhere. She found that the Council may want to go over the table of uses but as they have changed all of these districts, some of the tables of uses do not seem right anymore, particularly as they mix residential in. Some of the clear places are places where they have excluded childcare, when in fact, they are talking about employment districts in residential areas where childcare might be really important. She indicated she was still really in favor of a seventy-five percent improvement area overall. She noted they put this in most places, but it was not put in all places and since they are unifying, it would be nice to have it all over. She thought as part of the planning of this whole thing, there is a whole section of Roseville that is being talked about between Rosedale and the industrial area and the commercial area at Har Mar and she thought someone, the Council, staff for

Special Planning Commission Meeting

Minutes – Thursday, June 10, 2021

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the Planning Commission might try to come up with a vision for how they want to look when they are done, and she did not see that vision. She indicated these were some of the bigger questions that she thought about as she read through all of the materials over the last several months.

Chair Kimble thought that was a lot of different thoughts and wondered if Ms. Gundlach had any feedback.

Ms. Gundlach indicated Member McGehee and she had a conversation over the phone about this and she indicated she had concerns about broaden the scope of the work and keeping them on track and Member McGehee understood that. She thought it was good that Member McGehee brought the list of issues up and indicated the list could be sent to her email. She noted she will keep notes on additional items that will be brought forward to the City Council for them to decide if they want to have the consultants tackle them.

6. Adjourn

MOTION
Member McGehee, seconded by Member Pribyl, to adjourn the meeting at 8:19 p.m.

Ayes: 7
Nays: 0
Motion carried.



REQUEST FOR PLANNING COMMISSION ACTION

Date: July 7, 2021
Item No.: 6A

Department Approval

Janice Gundlach

Agenda Section

Other Business

Item Description: Review recommended Zoning Map changes related to compliance with the City's 2040 Comprehensive Plan

1 **BACKGROUND**

2 The Planning Commission has been working with the City's planning consultant, HKGi, since January
3 regarding required and optional updates to the City's Zoning Code. The required updates aim to ensure
4 compliance and consistency with the City's 2040 Comprehensive Plan. The optional updates aim to
5 address a variety of issues that have been identified by staff and the City Council, technical revisions,
6 and items that could create a more equitable, inclusive, resilient, and sustainable built environment.
7 The required updates are scheduled to occur first, with the optional updates scheduled later in 2021.
8 While required and optional updates are on a different timeline, the community engagement that has
9 occurred thus far in the process covered all topics.

10 The purpose of the Commission's July 7th discussion is to review the Zoning Map changes. To
11 reiterate what has been discussed at previous Commission meetings, the recommended Zoning Map
12 changes consist only of revisions necessary to meet the statutory requirement that the City's Zoning
13 Map is consistent with the Future Land Use Map contained within the 2040 Comprehensive Plan.
14 Before the public is present for a formal public hearing on August 4, 2021, staff wanted to ensure the
15 Commission had ample time to ask questions and provide feedback.

16 In an effort to try and simplify the proposed changes, both for the Commission and public's
17 consumption, City staff and HKGi have created an online map that highlights the parcels proposed for
18 revision and the reasons behind such changes. This map can be accessed through the project website
19 at www.cityofroseville.com/zoningupdate and has been provided previously to the Commission for
20 review in advance of the July 7th discussion. Staff would offer the following summary information
21 regarding the Zoning Map changes:

- 22 • Attachments A – D map out the proposed Zoning Map changes based on type. Not every
23 parcel represented on these maps is an official rezoning. Rather, some districts are just being
24 consolidated and/or renamed. A summary of those maps are as follows:
 - 25 ○ Attachment A: Renamed Residential Districts. This map illustrates the former LDR-
26 2 district is being renamed to LMDR. Additionally, the HDR-2 district is being

27 consolated with the HDR-1 district, to a singular HDR district. Be advised only one
28 parcel is impacted by the HDR-2 to HDR consolidation.

- 29 ○ Attachment B: Renamed Non-Residential Districts. This map illustrates the renaming
30 of several commercial districts and the consolidation of the existing CMU-2, 3 & 4
31 districts into one and the consolidation of the Regional Business-1 & 2 districts into
32 one. More specifically:

- 33 ▪ NB renamed to MU-1
- 34 ▪ CMU-1 renamed to MU-2A
- 35 ▪ CMU-2, 3, & 4 consolidated and renamed to MU-2B
- 36 ▪ CB renamed to MU-3
- 37 ▪ RB-1 & 2 consolidated and renamed to MU-4
- 38 ▪ O/BP renamed to E-1
- 39 ▪ O/BP-1 renamed to E-2

- 40 ○ Attachment C: BRT Overlay. The map highlights which parcels are impacted by the
41 BRT overlay requirement that establishes a minimum density of 15 units per acre.
42 These parcels are also subject to the Pedestrian and Bicycle Facilities Plan requirement
43 that creates the nexus between walkability and transit stations. Be advised the parcels
44 that can take advantage of the BRT overlay already allow, based on underlying zoning,
45 maximum densities higher than 15 units per acre.

- 46 ○ Attachment D: Site-Specific rezonings. This map highlights parcels proposed to be
47 rezoned that don't otherwise classify as a renamed or consolidated district. This map
48 includes the list of parcels that were highlighted in the Scope of Work for the overall
49 Zoning Code Update project.

- 50 ● A public hearing notice for the Zoning Map changes will be published in the Pioneer Press
51 (official City newspaper) at least 10 days in advance of the Commission's August 4th meeting.
- 52 ● Postcards will be mailed to properties proposed for rezoning, and properties within 500' of the
53 proposed rezoning, at least 10 days in advance of the Commisison's August 4th meeting. These
54 postcards will outline the property address proposed for rezoning, as well as the existing and
55 proposed rezoning. Approximately 2,100 postcards inviting the public to a public hearing will
56 be included in this mailed notification.
- 57 ● Properties impacted by district renaming and/or consolidation are not being notified. This is
58 because the actual impact of the proposed changes is negligible and would only cause
59 confusion.
- 60 ● There are many properties near 35W that are currently zoned Office/Business Park and are
61 proposed to be rezoned to E-2, Employment Center. These properties did not receive an
62 official rezoning notice because this change results in zoning district regulations that reflect
63 existing conditions. Further, the only difference between the two Employment districts is the

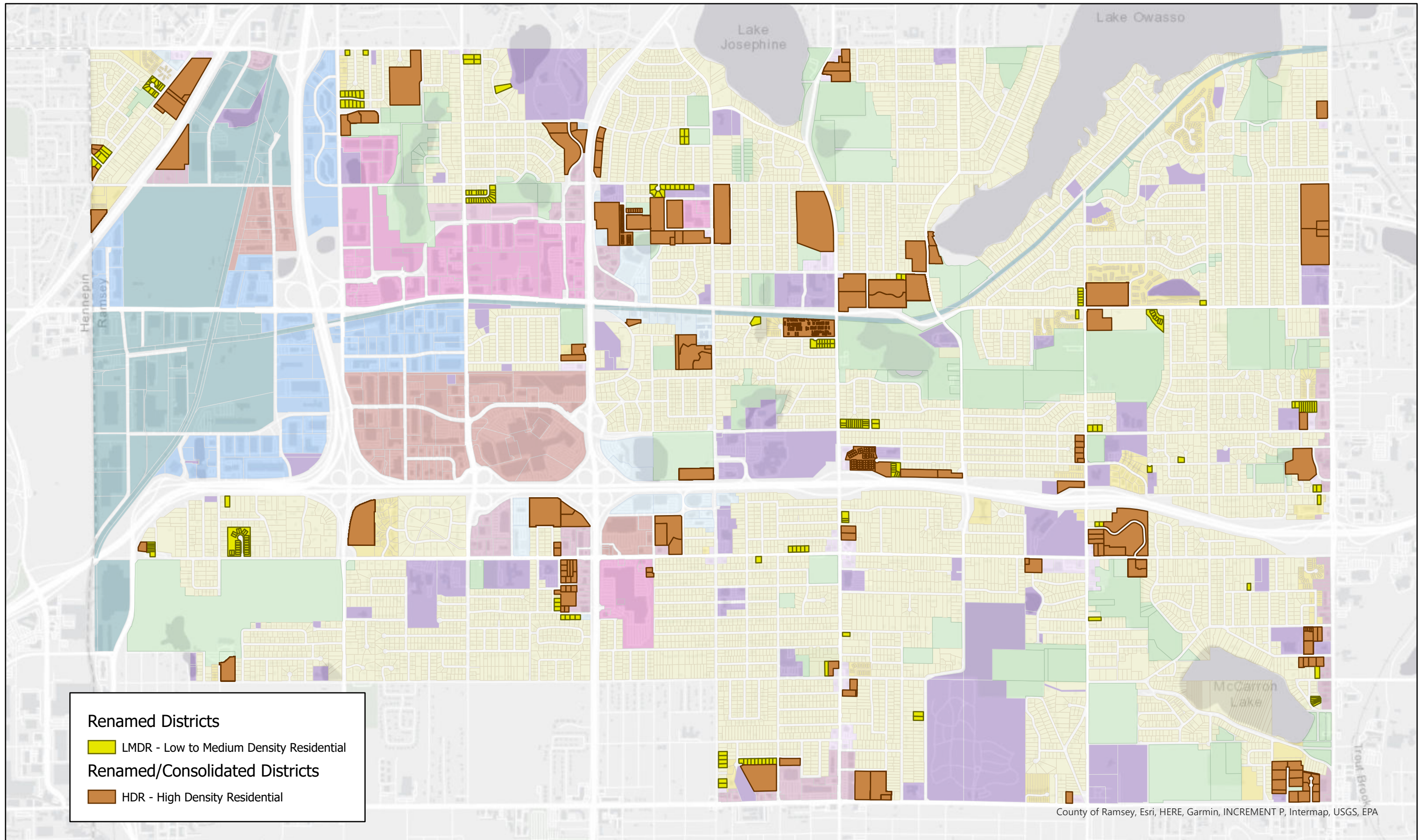
64 “warehouse” use and the improvement area threshold of 75% verses 85%. Properties going
65 from O/BP to E-2 are permitted the “warehouse” use and the 85% improvement area threshold.
66 Statutorily, notifying these properties is not required because, in aggregate, the district
67 boundary change is greater than five acres. Had the City provided notice, it would only cause
68 confusion, and practically speaking, nothing is changing. The City Attorney has been
69 consulted on this and agrees mailed notice is not required in this instance.

70 **STAFF RECOMMENDATION**

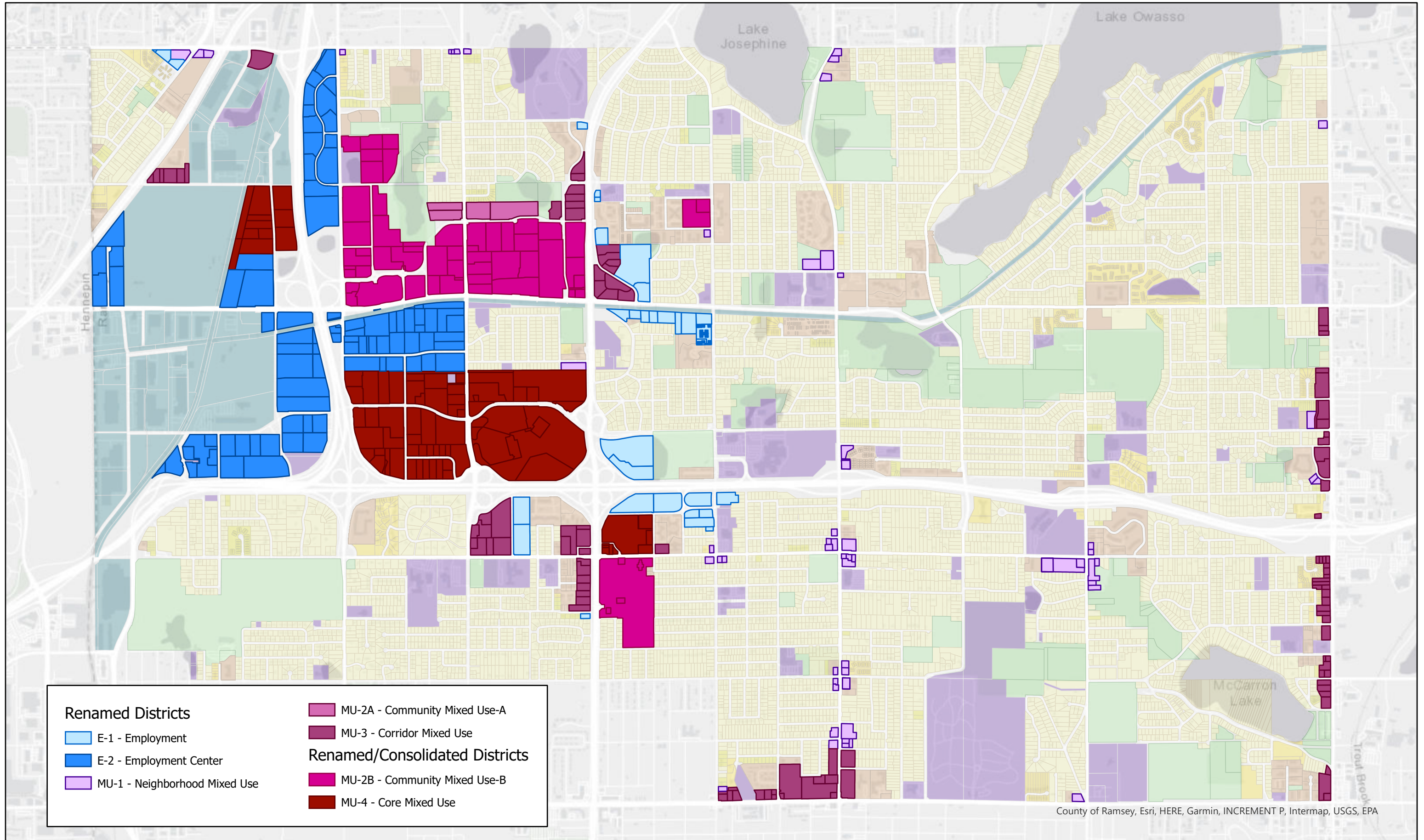
71 Staff recommends the Commission discuss the recommended Zoning Map changes in preparation for
72 the August 4, 2021 public hearing.

Prepared by: Janice Gundlach, Community Development Director

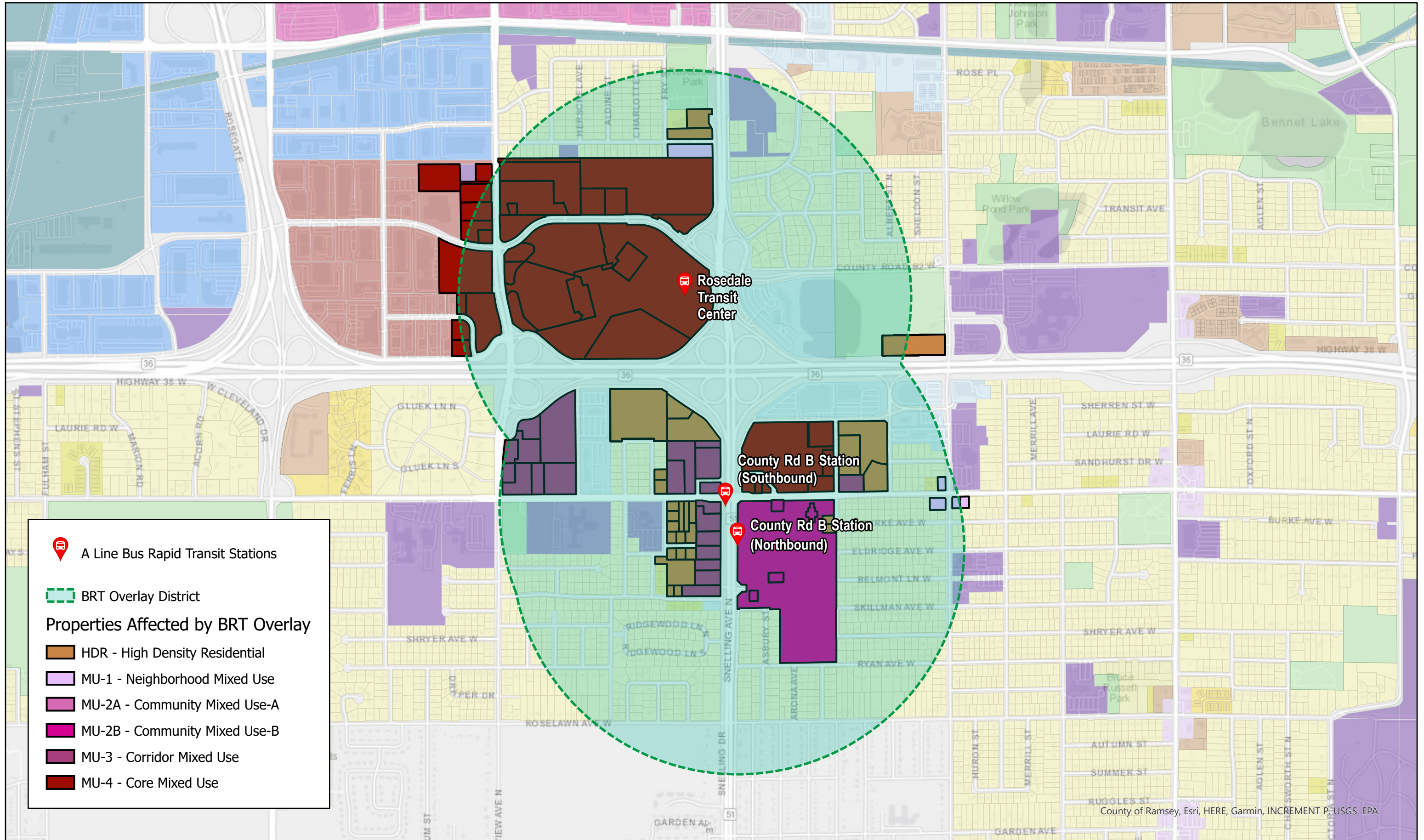
- Attachments:
- A. Renamed Residential Districts map
 - B. Renamed Non-Residential Districts map
 - C. BRT Overlay map
 - D. Site-Specific rezonings map



Renamed/Consolidated Residential Districts



Renamed/Consolidated Non-Residential Districts



A Line Bus Rapid Transit Stations

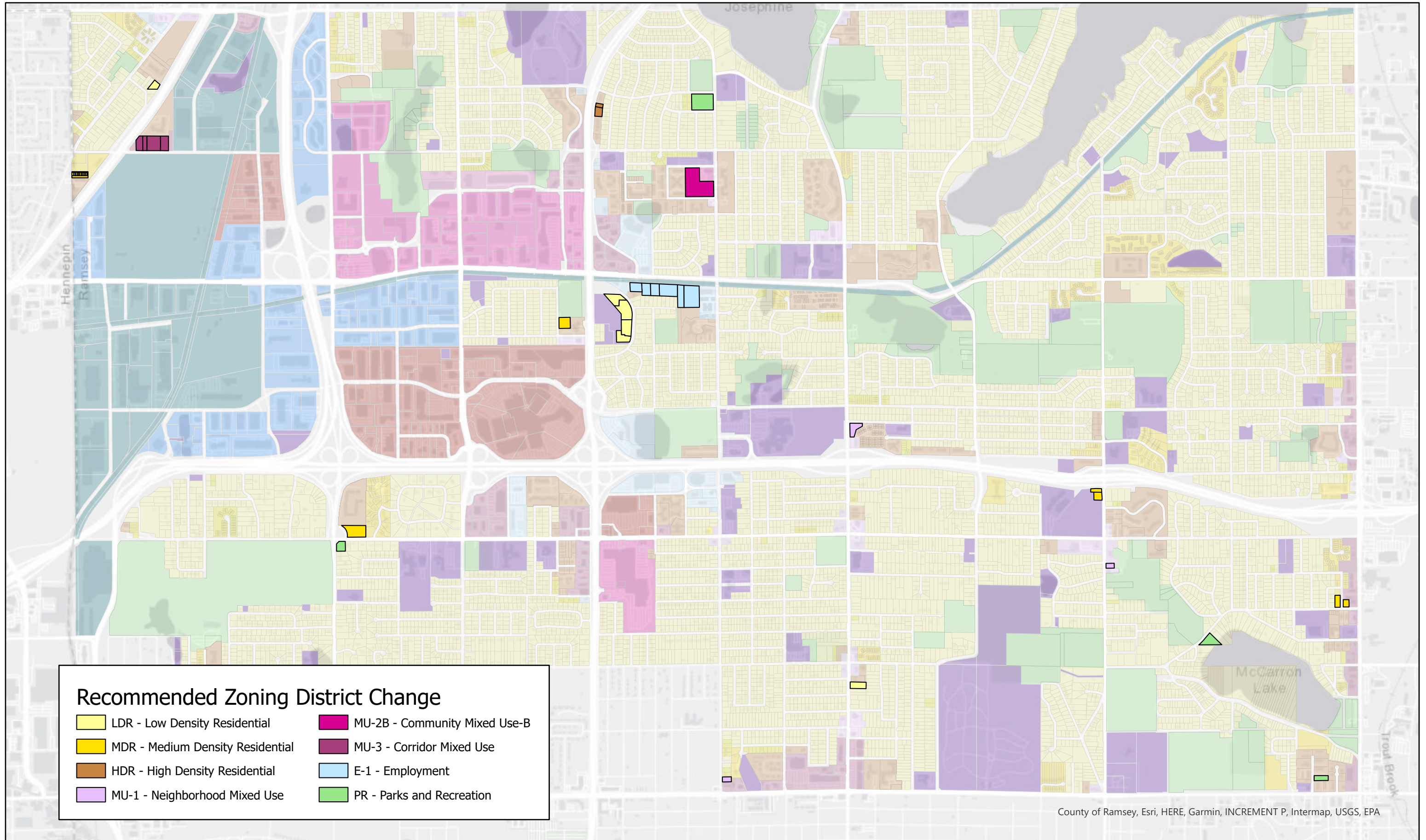
BRT Overlay District

Properties Affected by BRT Overlay

- HDR - High Density Residential
- MU-1 - Neighborhood Mixed Use
- MU-2A - Community Mixed Use-A
- MU-2B - Community Mixed Use-B
- MU-3 - Corridor Mixed Use
- MU-4 - Core Mixed Use

County of Ramsey, Esri, HERE, Garmin, INCREMENT P, USGS, EPA

New BRT Overlay District



County of Ramsey, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, EPA

Site-Specific Rezoning

Date: 6/30/2021