

4/25/11

Ramsey Planning Commission
7550 Sunwood Drive NW
Ramsey, MN 55303

Re: Request from Lawrence and Paula Ferber for a Home Occupation Permit,
Auto body repair shop, Lot 1, Block 1, Whitetail Meadows, Anoka County, Minnesota

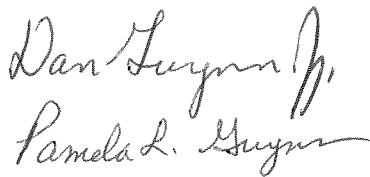
We live immediately adjoining the subject property, on Lot 2. Although we have had no problems with the Ferbers' business as it has operated thus far, a horrible experience with a similar situation in another locality makes us worry about a possible repeat of those troubles.

In that prior case, shortly after we had built on a rural property, the adjacent land owners began bringing in junked cars. They told us they just did a little work for friends. Before long it became a full-fledged junk yard – hundreds of vehicles -- in violation of all the laws and regulations. It was ugly, it was noisy at all hours, and it lowered property values for everyone around. Orders from county zoning went ignored. Only after multiple court hearings, when a judge began issuing expensive citations for contempt, was the junk removed. Getting this resolved took a lot of time, effort, and emotional stress. We don't want to go through that again.

The Ferbers' business has not been like that. But we want the City to make sure that the permit, if issued, does not allow anything similar to happen in the future.

Our neighborhood is pleasant, quiet, rural residential suburbia, a nice place to live. We urge the Planning Commission to include limits on hours of operation, traffic, and (preferably no) signage, to keep the business no larger than it currently is. We urge that the permit, if issued, apply only to the Ferbers and not to future owners. And of course, we oppose any outdoor storage of junked vehicles.

Sincerely,



Dan Guynn, Jr. & Pamela L. Guynn
17411 Baugh St. NW
Ramsey, MN 55303

Tim Gladhill, Senior Planner
Ramsey Planning Commission
7550 Sunwood Drive NW
Ramsey, MN 55303

April 29, 2011

Re: Hearing to consider a request from Larry and Paula Ferber for a Home Occupation Permit to operate an auto body repair shop on the property generally known as 17441

We are writing this letter in support of Larry and Paula Ferber's request for a Home Occupation Permit as described in the Notice of Public Hearing dated April 22, 2011, for a hearing to be held on May 5, 2011.

We will be unable to attend the hearing in person and so submit this letter in place of appearing in person.

We have been neighbors to the Ferber's for over 25 years. Our address is 9142 175th LN NW and is "just around the corner" from the Ferber's. The rear property line of our lot and the northern most property line of the Ferber's property directly abut each other.

We couldn't ask for better neighbors. The Ferber's keep their property as neat as a pin. There is rarely if ever anything remotely like a junk car sitting around. If we didn't know them as well as we do, we wouldn't even know they have the auto body repair business on their property. There is no sign indicating a business is located there. Since Larry is essentially the sole employee of the business, the size of the business is smaller and does not result in a noticeable amount of traffic related to the business. Larry does superb work and his business is actually an asset to the neighborhood. We support them wholeheartedly!

Sincerely,

Mr. & Mrs. Stan Selander

Stan and Glad Selander
9142 175th LN NW
Ramsey, MN 55303

c: Larry and Paula Ferber

REC'D MAY 02 2011

May 2, 2011

Ramsey Planning Commission
7550 Sunwood Drive N.W.
Ramsey, MN 55303

This letter is written in response to the Notice of Public Hearing on May 5, 2011 for the home occupation permit of Larry & Paula Ferber.

My husband and I have lived next door to the Ferber's for the last 18 years. In fact, we purchased the home that they lived in for twenty years. I would like to stress that I have NO problems with the auto body repair business that is located to the south of us. In fact, you would never know there was a business located at that address.

I will be attending the meeting on Thursday and hope that you will find in favor of this permit.

Regards,

A handwritten signature in black ink, appearing to read "Betty Johnston", written in a cursive style.

Betty Johnston
17501 Baugh Street N.W.
Ramsey, MN 55303