

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

RESOLUTION # _____

A RESOLUTION ADOPTING FINDINGS OF FACT # _____ RELATING TO A REQUEST FROM TRIS STAR ENTERPRISE TO CONDUCT MOTOR VEHICLE SALES IN THE B-2 BUSINESS DISTRICT AT THE PROPERTY LOCATED AT 6740 HIGHWAY 10 NW.

WHEREAS, Tris Star Enterprise, hereinafter referred to as the “Applicant,” has properly applied for a Conditional Use Permit to conduct motor vehicle sales in the B-2 Business District on the property generally known as 6740 Highway 10 NW and legally described as follows:

Lot 3, Block 1, Riverside West, Anoka County, Minnesota, subject to easement of record.

(“Subject Property”)

NOW THEREFORE, BE IT RESOLVED BY THIS CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA that the findings of fact relating to the request are determined to be as follows:

1. That the Applicant appeared before the Planning Commission for a public hearing pursuant to Section 117-51 of the Ramsey City Code on July 7, 2011, and that said public hearing was properly advertised and that the minutes of said public hearing are hereby incorporated by reference.
2. That the Subject Property is zoned B-2 Business District. Properties to the east, west and south of the Subject Property are also zoned B-2 Business District and the properties north of the Subject Property (across Highway 10 NW) are zoned H-1 Highway 10 Business District.
3. That the Subject Property is approximately 1.3 acres in size.
4. That motor vehicle, implement, and recreation equipment sales and service is identified in City Code as a conditional use in the B-2 Business District.
5. That the surrounding properties are a mixture of retail and auto/recreational-related uses.
6. That the Applicant has stated there will be no motor vehicle repair work conducted on the Subject Property.
7. That the Applicant has stated that he is considering two options regarding office space, one unit is 300 square feet and the other potential unit is 600 square feet.
8. That based on the existing uses on the Subject Property, twenty (20) parking spaces are currently required per City Code.

9. That the proposed use requires two (2) or three (3) dedicated parking spaces, dependent on which office unit the Applicant utilizes (the required parking is calculated based on office space and number of vehicles displayed); the proposed use would result in one (1) additional parking space on the Subject Property (the required parking spaces for office space are already accounted for).
10. That the proposed use will not be unduly dangerous or otherwise detrimental to persons residing or working in the vicinity of the use or to the public welfare.
11. That the proposed use will not substantially adversely impair the use, enjoyment, or market value of any surrounding property.
12. That the proposed use will not be hazardous or disturbing to existing neighboring uses.
13. That the proposed use will be served adequately by public facilities and services such as highways and streets.
14. That the proposed use will not create excessive additional requirements at public cost for public facilities and services, and it will not be detrimental to the economic welfare of the community.
15. That the proposed use will not involve activities and uses that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke fumes, glare or odors.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember _____, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the _____ day of July, 2011.

Mayor

ATTEST:

City Clerk