

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

RESOLUTION #11-11-__

A RESOLUTION APPROVING THE ISSUANCE OF A HOME OCCUPATION PERMIT TO OPERATE A YOUTH HORSE RANCH FOR SECOND CHANCE YOUTH RANCH ON THE PROPERTY LOCATED AT 7202 181ST AVE NW BASED ON FINDINGS OF FACT #__ AND DECLARING TERMS OF PERMIT

WHEREAS, the Planning Commission met on December 1, 2011, conducted a public hearing pursuant to Section 117-51 (Conditional Use Permits) of the Ramsey City Code and recommended that City Council approve/deny the request for a Home Occupation Permit.

WHEREAS, the Ramsey City Council adopted Resolution #11-11-__ adopting Findings of Fact #__ for this use and herein approves the home occupation permit.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

On December 13th, a home occupation permit ("Permit") was issued by the City of Ramsey ("CITY") to Robin Veach Fitzgerald ("PERMITTEE") to operate a youth horse ranch located on the property generally known as 7202 181st Ave NW and legally described as follows:

The east 231 feet of the Northeast Quarter of the Northeast Quarter of Section 4, Township 32, Range 25, Anoka County, Minnesota, Subject to easement of record.

(the "Subject Property")

This permit is issued pursuant to Section 117-51 and 117-351 of the Ramsey City Code. The conditions of this permit are as follows:

1. That this resolution shall allow for a youth horse ranch (the "Home Occupation") to operate on the **Subject Property**. Only 20% of the gross floor area of the dwelling unit may be used for the **Home Occupation** and the **PERMITTEE** shall be required to reserve at least 400 square feet of accessory structure space for the purposes of the primary residential use.
2. That the **PERMITTEE** shall reside in the dwelling unit of the **Subject Property** and is allowed thirteen (13) non-resident employees (the "Non-resident Employees") on the **Subject Property** unless otherwise permitted by City Code. The **Non-resident Employees** shall work on a volunteer basis. Notification must be given to the **CITY** if the **PERMITTEE** will utilize **non-resident Employees**.
3. That the **Home Occupation** shall operate Monday through Friday but not ~~not-operate~~ more than ~~two-four (24)~~ days per week (no weekends).
4. That the number of vehicular traffic trips per day to the **Subject Property** may not exceed twenty (20) vehicle trips per twenty-four (24) hour period and vehicular traffic trips including deliveries, customer, sub-contractor and employee trips, ~~five-four (54)~~ days a week on the **Subject Property**.

5. That the **PERMITTEE** may not lease the business portion of the accessory structures located on the **Subject Property** to any person(s) that does not reside on the **Subject Property**.

~~5.~~ 6. That the **PERMITTEE** agrees to comply with Chapter 117, Article II, Division 6, Subdivision 1 of City Code, titled "Signs".

7. That the **PERMITTEE** agrees to comply with section 117-355 of City Code relating to outside storage and maneuvering of vehicles and equipment on the **Subject Property**; all parking and maneuvering areas on the **Subject Property** must be surfaced with either Class V, concrete or bituminous. The **PERMITTEE** shall secure necessary permits including, but not limited to, Zoning Permits.

8. That **Non-resident Employees** shall park on the driveway on the **Subject Property**.

9. That the **PERMITTEE** must obtain all applicable permits to ensure that the structures are compliant with all applicable state and local codes.

10. That the **PERMITTEE** shall provide a scalable site plan of the **Subject Property** that indicates locations of all buildings, fenced in pasture areas, distance to adjacent properties and buildings, and location of manure storage area.

11. That should the **PERMITTEE** die or sell the **Subject Property**, the **Permit** shall be automatically terminated, except that in the case of death, should a surviving spouse or child, residing at the same address, desire to continue the home occupation, written notice to that effect shall be given to the City Administrator and the City Council may authorize continuation of the **Permit** without further hearing.

12. The **PERMITTEE** shall reside on the **Subject Property**; if the **PERMITTEE** does not reside on the **Subject Property**, the **Permit** shall be terminated.

13. That adequate water supply and on-site sewage disposal facilities shall be the responsibility of the **PERMITTEE**.

14. The **PERMITTEE** shall be responsible for maintaining any applicable State or County licenses.

15. The **PERMITTEE** shall be responsible for all costs incurred in the administration and enforcement of this **Permit**.

16. The **PERMITTEE** shall abide by all laws, rules, regulations, and City Code related to permitted single-family residential uses including, but not limited to, Minnesota Statute 462.357 and Ramsey City Code Section 117-111.

~~15.~~ 17. The **PERMITTEE** agrees to provide appropriate, written documentation that appropriate licensure, if required, has been secured.

~~16.~~ 18. That the City Administrator, or his/her designee, shall have the right to inspect the premises for compliance and safety purposes annually or at any time, upon reasonable request.

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:

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said Municipal Corporation by authority of its City Council and said Bob Ramsey and JoAnn M. Thieling acknowledge said instrument to be the free act and deed of said Municipal Corporation.

Notary Public

The document drafted by:
The City of Ramsey
7550 Sunwood Dr NW
Ramsey, Minnesota 55303

This document reviewed by:
Randall and Goodrich
2140 Fourth Avenue
Anoka, MN 55303