

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

RESOLUTION #11-09-___

**A RESOLUTION ADOPTING FINDINGS OF FACT # ___ RELATING TO A
REQUEST TO ALLOW FOR THE OPERATION OF A CHURCH IN THE H-1
HIGHWAY 10 BUSINESS DISTRICT**

WHEREAS, Northern Light Church, hereinafter referred to as "Applicant", has properly applied to the City of Ramsey (the "City") for an interim use permit to operate a Church in the H-1 Highway 10 Business District on the property located at 6701 Highway 10 legally described as follows:

Lot 3, Block 1, Deal Industrial Park, Anoka County, Minnesota

(the "Subject Property")

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

1. That the Applicant appeared before the Planning Commission for a public hearing pursuant to Section 117-52 of the Ramsey City Code on September 8, 2011, and that the 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 H-1 Highway 10 Business District; the adjacent parcels to the west and east are zoned H-1 Highway 10 Business District, the property to north is E-2 Employment and is bounded by the Burlington Northern Santa Fe Railroad and the property to the south is on the south side of Hwy 10 and is B-2 Business District.
3. That the H-1 Highway 10 Business District does not allow for churches as a permitted use.
4. That the Applicant is proposing to utilize roughly 4,900 square feet of the building located at 6701 Highway 10 NW for the purpose of a temporary Church facility.
5. That the Applicant is requesting the Interim Use Permit for a term of thirty (30) months.
6. That Section 117-52 of City Code allows for an Interim Use Permit to be granted for a maximum of five (5) years, unless otherwise extended by Council.
7. That according to the Applicant, membership could grow from about thirty (30) people to seventy (70) people.
8. That Section 117-356 of City Code states that for places of assembly, there shall be at least one (1) parking stall for every three (3) seats, resulting in a minimum of twenty-three (23) required parking stalls.
9. That there are twenty-six (26) striped parking stalls on the site currently.
10. That there are two (2) other existing uses on the property, Youth First Community of Promise and a cold storage operation.

11. That Youth First only utilizes their portion of the building Monday through Thursday and occasionally on Saturdays and the cold storage operation is open for business by appointment only, including weekends.
12. That the Applicant has stated that they will offer one (1) weekend service, either Saturday evening or Sunday morning and will potentially have a staff member on site during the week for administrative purposes.
13. That the Applicant has stated that they are contemplating various educational and community outreach programs, such as a bible study group and a vacation bible study that, if implemented, would be offered on a weekday evening (bible study group) or for one full week (vacation bible study).
14. That the Applicant has stated that they still intend to host larger, planned activities at their main location in Anoka, MN, which is designed to accommodate a much greater number of people than the Subject Property.
15. That the proposed church operation represents a change in use from retail to a place of assembly, which requires the installation of a fire suppression system.
16. That the proposed use will/will not adversely impact traffic in the area.
17. That the proposed use will/will not be dangerous or detrimental to persons residing or working in the vicinity of the use or to the public welfare.
18. That the proposed use will/will not substantially or adversely impair the use, enjoyment or market value of surrounding properties.
19. That the proposed use will/will not be operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and such use will/will not change the essential character of the area.
20. That the proposed use will/will not create additional requirements at public cost for public facilities and services.
21. That the proposed use will/will not be detrimental to the economic welfare of the community.
22. That the proposed use will/will not be disturbing or hazardous to existing or future neighboring uses.
23. That the proposed use will/will not involve uses, activities, processes, materials and equipment and conditions of operation that may be detrimental to any persons, property or the general welfare, by reason of excessive production of traffic, noise, smoke or glare.
24. That the proposed use will/will not be in accordance with the objectives of the intent of Section 117-52 (Interim Use Permits) of the City Code.

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 27th day of September, 2011.

Mayor

ATTEST:

City Clerk