

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

RESOLUTION #12-05-___

A RESOLUTION ADOPTING FINDINGS OF FACT #0__ RELATING TO A REQUEST FROM SAUTER AND SONS, INC. FOR OPEN AND OUTSIDE STORAGE AS A PRINCIPAL USE ON THE PROPERTY LOCATED AT 14191 EBONY ST NW.

WHEREAS, the City of Ramsey received an application from Sauter & Sons Inc., hereinafter referred to as the “Applicant”, for a conditional use permit for open and outside storage as a principal use on the property generally known as 14191 Ebony St NW and legally described as follows:

Lot 1, Block 1, Basalt Office Park 2nd Addition, Anoka County, Minnesota

(“Subject Property”)

1. That the Applicant appeared before the Planning Commission for a public hearing pursuant to Section 117-51 of the Ramsey City Code on May 3, 2012, 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 approximately four (4) acres in size.
3. That the Subject Property is zoned PUD, but the underlying zoning district is E-2 Employment.
4. That the surrounding properties are all zoned E-2 Employment District.
5. That City Code Section 117-116 (E-2 Employment District) identifies open and outside storage as principal use of a property as a conditional use.
6. That the Subject Property is a vacant parcel with no existing improvements.
7. That the Applicant is in the excavation and demolition business.
8. That there are existing stockpiles of soil on the subject property, which would constitute the primary or principal use of the property.
9. That no new accesses are proposed for the Subject Property presently.
10. That the area and height of the existing stockpiles will need to be identified on an exhibit prior to executing a permit for the proposed use.
11. That there is presently no screening of the stockpiles.

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12. That the Applicant has stated that he would be willing to install a berm along the western property boundary to provide some screening of the stockpiles.
13. That the Applicant owns approximately twenty-one (21) acres of land within the vicinity of and including the Subject Property.
14. That the Subject Property is the lone remaining property in the vicinity yet to be developed.
15. That the proposed use will not substantially increase traffic to and from the area.
16. That the proposed use will not be unduly dangerous or otherwise detrimental to persons working in the vicinity of the use, or to the public welfare.
17. That the proposed use will be harmonious with and in accordance with the specific objectives of the Comprehensive Plan.
18. That the proposed use will be designed, operated and maintained so as to be harmonious and appropriate in appearance with the existing character of the general vicinity and such use will not change the essential character of the area.
19. That the proposed use will not be a substantial improvement to the property in the immediate vicinity and to the community as a whole.
20. That the proposed use will be served adequately by essential public facilities and services, such as highways, streets, police and fire protection.
21. 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.
22. That the proposed use will not involve uses, activities, processes, materials and equipment and conditions of operation 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 _____, 2012.

Mayor

ATTEST:

City Administrator