

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

RESOLUTION #12-05-___

A RESOLUTION ADOPTING FINDINGS OF FACT #___ RELATING TO A REQUEST FROM GAUGHAN COMPANIES FOR A WAIVER FROM CITY CODE PAVING STANDARDS TO UTILIZE A CLASS V PARKING SURFACE ON THE PROPERTY LOCATED AT 6390 MCKINLEY ST NW.

WHEREAS, the City of Ramsey (the “CITY”) received an application from the Gaughan Companies requesting a waiver from City Code paving standards located on the property generally known as 6390 McKinley St NW and legally described as follows:

Lot 1 Block 2 Business Park 95 4th Addition

(the "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 on May 14, 2012, the Gaughan Companies, herein referred to as the “APPLICANT”, properly applied for a waiver from paving requirements to allow a Class V parking surface (the “Paving Surface”) on the Subject Property.
2. That the Subject Property is zoned E-1 Employment District; that the properties to the north and east are also zoned E-1 Employment District; the property to the west is zoned E-2 Employment District and the property to the south (across the train tracks) is zoned H-1 Highway Business District.
3. That the Subject Property is approximately 5.3 acres in size.
4. That City Code Section 117-117 (E-1 Employment District) permits open and outside storage as an accessory use of a property provided that (1) the storage area is surfaced to control dust and subject to the approval of the zoning administrator and (2) the use does not take up required parking spaces or loading area.
5. That the original intent of the surfacing to control dust language was to require an asphalt or concrete surface and that this language has been amended out of other zoning districts to specifically identify required surfaces.
6. That the CITY has waived the surfacing requirement in several instances within the Employment Districts due to potential damage from heavy equipment operation.
7. That the Paving Surface would be located in the rear of the Subject Property and not readily visible from McKinley St.

8. That the proposed use will not adversely impact traffic in the area.
9. 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.
10. That the proposed use will not substantially adversely impair the use, enjoyment, or market value of neighboring properties.
11. That the proposed use will not be hazardous or disturbing to existing or future neighboring uses.
12. That the proposed use will be served adequately by public facilities and services such as highways and streets.
13. 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.
14. 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 on this the 22nd day of May, 2012.

Mayor

ATTEST:

City Clerk