

Councilmember \_\_\_\_\_ introduced the following resolution and moved for its adoption:

**RESOLUTION #12-06-\_\_\_\_\_**

**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**, Freedom Christian 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 6937 Highway 10 legally described as follows:

That part of Lot 4 Auditors Subdivison No. 31 lying southeasterly of the following described line, beginning at a point on the southerly line of said Lot 520 feet northwesterly of Southeast Corner thereof, thence deflecting to right 88 degrees 338 feet plus or minus to northerly line of said lot and said line there terminate, except road subject to easement of record, 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 June 7, 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 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 (separated by the Burlington Northern Santa Fe Railroad) and the property to the south (south side of Hwy 10) is MU-PUD Mixed Use Planned Unit Development.
3. That the H-1 Highway 10 Business District does not allow for churches as a permitted use.
4. That the Applicant received an interim use permit for this same use that will expire on July 1, 2012.
5. That there have been no complaints or concerns brought to the City's attention related to the current use on the Subject Property.
6. That the Applicant is proposing to utilize 5,500 square feet of the building located at 6937 Highway 10 for the purpose of a Church facility.
7. That the Applicant is not proposing any building modifications associated with the use.
8. That the Applicant is requesting that the Interim Use Permit be granted for five (5) years.
9. 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.

10. That the request has been forwarded to MnDOT for review and they have stated they have no concerns with the proposed use.
11. That the Planning Commission recommended either extending the term of the interim use permit beyond five (5) years or approving extensions of said permit administratively if there are no changes to the term of said permit to save the Applicant time and money since they have demonstrated that the use is not conflicting with adjoining uses or creating enforcement issues for the City.
12. That the Planning Commission stated that should the Applicant expand into an adjacent unit, that the expansion should be addressed administratively, if possible.
13. That the proposed use will not adversely impact traffic in the area.
14. That the proposed use will not be dangerous or detrimental to persons residing or working in the vicinity of the use or to the public welfare.
15. That the proposed use will not substantially or adversely impair the use, enjoyment or market value of surrounding properties.
16. That the proposed use will 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 not change the essential character of the area.
17. That the proposed use will not create additional requirements at public cost for public facilities and services.
18. That the proposed use will not be detrimental to the economic welfare of the community.
19. That the proposed use will not be disturbing or hazardous to existing or future neighboring uses.
20. That the proposed use 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.
21. That the proposed use will 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 26<sup>th</sup> day of June, 2012.

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Mayor

**ATTEST:**

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City Clerk