

Councilmember _____ moved for the adoption of the following resolution:

RESOLUTION #13-08-127

A RESOLUTION ADOPTING FINDINGS OF FACT #0916 RELATING TO A REQUEST FOR AN AMENDED CONDITIONAL USE PERMIT TO EXPAND A CHURCH OPERATION IN THE R-1 RESIDENTIAL ZONING DISTRICT

WHEREAS, Pathways Community Church, hereinafter referred to as "Applicant", has properly applied for an amended Conditional Use Permit to expand their church facility by adding a 1,344 square foot accessory building on the property generally known as 6341 167th Avenue NW and legally described as:

The west 396 feet of the Northwest Quarter of the Southwest Quarter of Section 11, Township 32, Range 25, Anoka County, Minnesota, except road subject to easement of record.

(the "Subject Property").

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, to accept Findings of Fact as follows:

1. That the Applicant appeared before the Planning Commission for a public hearing pursuant to Section 117-51 (Conditional Use Permits) of the Ramsey City Code on August 1, 2013, and that said public hearing was properly advertised and that the minutes of said public hearing are hereby incorporated by reference.
2. That the Subject Property is located in the R-1 Residential (Rural Developing) zoning district.
3. That the surrounding parcels are also zoned R-1 Residential (Rural Developing).
4. That the Subject Property approximately 11.6 acres in size.
5. That religious institutions are permitted in the R-1 Residential (Rural Developing) zoning district with a conditional use permit.
6. That a conditional use permit for the construction of the church was originally approved by the City of Ramsey (the "City") in 1983.
7. That another conditional use permit for a second principal building to be used as a parsonage was approved by the City in 1992.
8. That in 1996, the City approved another conditional use permit for an expansion of the church building.

9. That expansion of a conditional use requires an amended conditional use permit.
10. That the Applicant is proposing to construct a 1,344 square foot attached accessory building along the west wall of the church for storage purposes.
11. That the Applicant will be removing an existing 192 square foot detached accessory building to accommodate the placement of the new attached accessory building.
12. That on parcels ten (10) acres or greater in size but less than twenty (20) acres, up to 6,000 square feet of accessory building space is allowable.
13. That the Subject Property will remain in compliance with regard to allowable accessory building square footage as well as the allowable number of accessory buildings.
14. That the exterior finish of the proposed accessory building will consist of hardboard siding painted to match that of the existing church and the accessory building will also include soffit, fascia and eave overhangs that match the church.
15. That the church expansion will not be unduly dangerous or detrimental to persons residing or working in the vicinity of the use, or to the public welfare.
16. That the church expansion will not substantially adversely impair the use, enjoyment or market value of any of the surrounding properties.
17. That the church expansion will be maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the area.
18. That the church expansion will not be hazardous to existing or future neighboring uses.
19. That the church expansion will not impact essential public facilities and services, such as highways, streets, police and fire protection.
20. That the church expansion will not create excessive additional requirements at public cost for public facilities and services and will/will not be detrimental to the economic welfare of the community.
21. That the church expansion will not involve uses, activities and equipment 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 findings of fact was duly seconded by Councilmember _____, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

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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 13th day of August, 2013.

Mayor

ATTEST:

City Clerk