

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

RESOLUTION #13-06-103

A RESOLUTION APPROVING THE ISSUANCE OF A CONDITIONAL USE PERMIT FOR MOTOR VEHICLE SALES IN THE B-2 HIGHWAY BUSINESS DISTRICT AND DECLARING TERMS OF SAME.

WHEREAS, Bethel Properties, LLC, hereinafter referred to as the “Permittee” has properly applied for a Conditional Use Permit for motor vehicle sales in the B-2 Highway Business District on the property generally known as 7820 Riverdale DR NW and legally described as follows:

LOT 2, BLOCK 4, ALPACA ESTATES, Anoka County, Minnesota.

(“Subject Property”)

WHEREAS, the Planning Commission met on June 6, 2103, conducted the public hearing and recommended City Council approve/deny the request.

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

1. That based on Findings of Fact #0914, a Conditional Use Permit (the “Permit”) for motor vehicle sales is hereby granted to the **Permittee**.
2. That this **Permit** specifically allows for the motor vehicle sales within nine (9) individual offices and motor vehicle detailing service within two (2) bays on the **Subject Property**, based on the site plan and floor plan provided by the applicant on May 22, 2013. Said plans shall not be attached to this **Permit**, but shall be kept in City files.
3. That the **Permittee** must provide an updated site plan indicating location for four (4) designated customer parking spaces and nine (9) designated employee parking spaces.
4. That the **Permit** specifically allows for a maximum of thirty-one (31) motor vehicles to be displayed at any one time. No display, customer or employee parking shall be permitted on any street or on any unimproved surface areas.
5. That the **Permittee** must provide a landscaping plan that includes all existing landscaping and proposed landscaping in the northwest corner and screening along the south edge of the parking lot and/or along the corresponding portion of the southern lot line of the **Subject Property**.
6. That the **Permittee** must comply with the commercial off-street parking requirements as outlined in City Code Section 117-356. The required spaces are calculated by a combination of: one (1) space for each three hundred (300) square feet of offices, one (1)

stall for each fulltime employee, three (3) stalls for each enclosed bay, and one (1) stall for each ten (10) motor vehicles displayed on the Subject Property.

7. That the **Permit** specifically prohibits the use of outdoor speaker devices.
8. That the **Permit** specifically limits the hours of operation of the motor vehicle detailing business to between 7:00 AM and 7:00 PM Monday through Saturday.
9. That the **Permittee** must comply with public nuisance ordinance requirements related to inoperable vehicles and other public nuisances as outline in City Code Chapter 30 on the **Subject Property**.
10. That this **Permit** shall be perpetual in duration as long as the terms are herein complied with.
11. That the **Permittee** shall be responsible for all City costs incurred in administering and enforcing this **Permit**.
12. That the Permittee shall obtain all required permits, including a Building Permit for any modifications to the existing building on the **Subject Property**.
13. That the City Administrator, or his/her designee, shall have the right to inspect the **Subject Property** for compliance and safety purposes annually or at any time, upon reasonable request.
14. That this Permit shall automatically expire if the use is not initiated by June 25, 2014.

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 25th day of June, 2013.

PERMITTEE

Bethel Properties, LLC hereby acknowledges receipt of this Permit and that they have reviewed the conditions of this Permit and have agreed that they will comply with the terms of this Permit.

By: _____

Its: _____

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

On this _____ day of _____, _____, before me, a Notary Public, personally appeared _____, the _____ of Bethel Properties, LLC, a Limited Liability Company (Domestic) under the laws of Nevada, to me known to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

PROPERTY OWNER

Brad Fritch hereby acknowledges receipt of this Permit and he has reviewed the conditions of this Permit and have agreed that he will comply with the terms of this Permit.

Brad Fritch

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

On this _____ day of _____, _____, before me, a Notary Public, personally appeared Brad Fritch, fee title owner of the Subject Property, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as their free act and deed.

Notary Public

CITY OF RAMSEY

By: _____
Mayor

By: _____
City Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

On this _____ day of _____, _____, before me a Notary Public personally appeared Sarah Strommen and Jo Ann M. Thieling, to me personally known, who, being each by me duly sworn, did say that they are respectively the Mayor and City Clerk of the City of Ramsey, the Municipal Corporation named in the foregoing instrument, and seal affixed to said instrument is the corporate seal of said Municipal corporation, and the said instrument was signed and sealed on behalf of said Municipal Corporation by authority of its City Council, and

said Sarah Strommen and Jo Ann M. Thieling acknowledge said instrument to be the free act and deed of said Municipal Corporation.

Notary Public

This document drafted by:
The City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

This document reviewed by:
Randall, Goodrich and Haag
2140 Fourth Avenue
Anoka, MN 55303