

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

**RESOLUTION #13-06-104**

**A RESOLUTION ADOPTING FINDINGS OF FACT #0915 RELATING TO A REQUEST FOR A CONDITIONAL USE PERMIT FROM MICHAEL AND DIANE DAHLBERG TO EXCEED THE MAXIMUM ALLOWABLE SQUARE FOOTAGE FOR DETACHED ACCESSORY BUILDINGS AT 9321 169<sup>TH</sup> AVE NW.**

**WHEREAS**, Michael and Diane Dahlberg, hereinafter referred to as the “Applicant”, have properly applied for a Conditional Use Permit to exceed the maximum allowable square footage for detached accessory buildings on the property generally known as 9321 169<sup>th</sup> Ave NW and legally described as follows:

That part of the South 233.01 feet of the North 2266.01 feet of the East half of the Northwest Quarter of Section 7, Township 32, Range 25 in Anoka County, Minnesota lying West of the East 799.01 feet of said East half of the Northwest Quarter as measured along the East and North lines of said East half of the Northwest Quarter (subject to easement for road purposes over the East 33 feet thereof and over the South 33 Feet thereof) (subject to easement for road and utilities to Ramsey Township)

(“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 the Applicant appeared before the Planning Commission for a public hearing pursuant to Section 117-51 of the Ramsey City Code on June 6, 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 zoned R-1 Residential (Rural Developing) and the surrounding properties are also zoned R-1 Residential (Rural Developing).
3. That the Subject Property is approximately 2.21 acres in size.
4. That City Code restricts accessory building space to a total of 2,400 square feet for parcels between 2.0 and 2.49 acres.
5. That the Applicant would like to construct a 3,072 square foot detached building, which would exceed the square footage restriction by a total of 672 square feet.
6. That the accessory building will be used to store vehicles, equipment, a handicap accessible van and special needs medical equipment, some of which is currently stored outside on the property.
7. That the mean gable height of the building is restricted to a maximum of twenty-two (22) feet.

8. That the building will have g-rib steel siding, wainscoting on all four sides, and architectural features including soffit, fascia, and eave overhangs.
9. That the building will have three (3) overhead doors and each overhead door will have a drive-lane providing access to it either from an existing driveway or connecting to an existing driveway.
10. That the Applicant has stated that no part of the building will be used for commercial purposes.
11. That the proposed use will/will not be unduly dangerous or otherwise detrimental to persons residing or working in the vicinity of the use or to the public welfare.
12. That the proposed use will/will not substantially adversely impair the use, enjoyment, or market value of surrounding property.
13. That the proposed use will/will not be hazardous or disturbing to existing or future neighboring uses.
14. That the proposed use will/will not adversely impact traffic in the area.
15. That the proposed use will/will not create excessive additional requirements at public cost for public facilities and services, and it will/will not be detrimental to the economic welfare of the community.
16. That the proposed use will/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 Cook, 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 25<sup>th</sup> day of June, 2013.

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Mayor

**ATTEST:**

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City Clerk