

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #15-01-013

A RESOLUTION ADOPTING FINDINGS OF FACT #0939 RELATING TO A REQUEST FROM CASEY'S RETAIL COMPANY FOR A CONDITIONAL USE PERMIT FOR OVERALL SIGN PLAN

WHEREAS, the City of Ramsey received an application from Casey's Retail Company for a conditional use permit to exceed the minimum permanent sign size allowed for administrative approval on the property generally known as 7222 Sunwood Dr and legally described as follows:

Outlot GG Ramsey Town Center Addition, except that portion of said outlot described as follows: Beginning at the Northwest Corner of said Outlot, thence south along westerly line of said outlot 567.55 feet to a point of curvature in said westerly line, thence southerly 36.04 feet along said westerly line along a tangent curve concaved to west radius 540 feet and center angle 03 degrees 49 minutes 27 seconds to a point of tangency in said westerly line, thence south 03 degrees 49 minutes 27 seconds west along said westerly line 87.95 feet to most southerly corner in said westerly line, thence south 66 degrees 10 minutes 33 seconds east along sothwesterly line of said outlot 659.59 feet, thence north 957.75 feet to northerly line of said Outlot, thence west along said northerly line 596.32 feet to point of beginning, Anoka County, MN, subject to easement of record.

("Subject Property")

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

1. That Casey's Retail Company, hereinafter referred to as "Applicant," properly applied for a conditional use permit (the "Permit") to exceed the minimum permanent sign size allowed for administrative approval on the Subject Property.
2. That the Applicant appeared before the Ramsey Planning Commission for a public hearing pursuant to Section 117-51 (Conditional Use Permits) of the City Code on January 8, 2014, and that said public hearing was properly advertised, and that the minutes of said public hearing are hereby incorporated as a part of these findings by reference.
3. That the Subject Property is located within the COR-3 Sub-District, as are the adjacent parcels. Convenience Gas Retail uses are allowed in this location at the intersection with a County Road in this area of the COR-3 Sub-District.
4. That the COR district sign regulations, excluding the COR-2 sub-district, are much more restrictive than the sign regulations for the other Business and Employment districts, but are allowed to exceed these minimum standards through the issuance of a Conditional Use Permit to allow a broader review of the overall sign plan for individual users.
5. That the intent of the more restrictive sign regulations was to apply them to the central areas of The COR where there will typically be many multi-tenant buildings, with individual tenants having very limited frontage.

6. That Section 117-118 (COR District) of the Ramsey City Code also states that businesses with frontage on more than one public street are allowed the permitted sign criteria for each street frontage.
7. That the Applicant is proposing to install two (2) permanent ground signs and multiple wall signs as indicated in the Sign Plan attached as Exhibit A to Resolution #15-01-014 granting the Conditional Use Permit. The need for this Permit is focused on the two (2) permanent ground signs, rather than the proposed wall signage.
8. That a conditional use permit to exceed sign size restrictions allowed for administrative approval will/will not grant the Applicant special privileges that are denied by the City Code to other properties in the commercial area.
9. That the proposed increase in sign surface area will/will not be designed so as to be harmonious and appropriate in appearance with the existing or intended character of the vicinity and will/will not change the essential character of the area.
10. That the proposed increase in sign surface area will/will not adversely impact traffic in the area.
11. That the proposed increase in sign surface area 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 increase in sign surface area will/will not substantially impair the use, enjoyment, or market value of surrounding properties.
13. That the proposed increase in sign surface area will/will not be hazardous or disturbing to existing or future neighboring uses.
14. That the proposed increase in sign surface area 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.
15. That the proposed increase in sign surface area 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 glare.

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 27th day of January, 2015.

Mayor

ATTEST:

City Clerk