

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

**RESOLUTION #15-07-167**

**A RESOLUTION ADOPTING FINDINGS OF FACT #0947 RELATING TO A REQUEST FROM DUMARKS & SONS AUTO SALES, LLC TO CONDUCT MOTOR VEHICLE SALES IN THE B-2 HIGHWAY BUSINESS DISTRICT AT THE PROPERTY LOCATED AT 6650 HIGHWAY 10 NW.**

**WHEREAS**, Dumarks & Sons Auto Sales, LLC, hereinafter referred to as the “Applicant,” has properly applied for a Conditional Use Permit (the “Permit”) to conduct motor vehicle sales in the B-2 Highway Business District on the property generally known as 6650 Highway 10 NW and legally described as follows:

Lot 1, Block 2, Riverside West (Subject to Easement as Shown on Plat), Anoka County, Minnesota

(“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 applied for a Conditional Use Permit on June 2, 2015.
2. That the Applicant appeared before the Planning Commission for a public hearing pursuant to Section 117-51 of the Ramsey City Code on July 9, 2015, and that said public hearing was properly advertised and that the minutes of said public hearing are hereby incorporated by reference.
3. That the Subject Property is located in B-2 Highway Business District. Properties to the east, west and south of the Subject Property are also located in B-2 Highway Business District and the properties to the north are located in the H-1 Highway 10 Business District.
4. That the Subject Property is approximately 1.32 acres in size.
5. That motor vehicle, implement, and recreation equipment sales and service is identified in City Code as a conditional use in the B-2 Highway Business District.
6. That the Applicant is requesting to use the Subject Property for the sale of motor vehicles.
7. That the Subject Property currently has two (2) users and is currently being used for an enclosed retail activity.

8. That the conditional use permit is contingent on the current occupant of the southern portion of the building is vacated and verified to be vacant before the Applicant may take occupation.
9. That the Applicant has provided a site plan that indicates customer parking stalls with the allotment of one (1) customer space for each ten (10) automobiles displayed.
10. That the Applicant will provide one (1) parking space for every full-time employee on site, including the business owner.
11. That the Applicant will not use parking lot space allotted for another tenant of the property.
12. That the Applicant will obey all parking regulations as stated in Section 117-356, especially a nine (9) foot customer parking stall width.
13. That the Applicant will not park vehicles for sale on any street or on any unimproved surface areas.
14. That the Applicant will provide adequate drive aisles for public safety.
15. That the Applicant will obey all sign restrictions as stated in Section 117, Division 8 (Signs) of the Ramsey City Code.
16. That the Applicant will obey the public nuisance ordinance requirements related to inoperable vehicles and other public nuisances as outlined in City Code Chapter 30 on the Subject Property.
17. That the proposed use will not be unduly dangerous or otherwise detrimental to persons residing or working in the vicinity of the use or to the public welfare.
18. That the proposed use will not substantially adversely impair the use, enjoyment, or market value of any surrounding property.
19. That the proposed use will not be hazardous or disturbing to existing neighboring uses.
20. That the proposed use will be served adequately by public facilities and services such as highways and streets.
21. That the proposed use will not create excessive additional requirements at public cost for public facilities and services
22. That the proposed use will not be detrimental to the economic welfare of the community.
23. That the proposed use 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 \_\_\_\_\_, 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 \_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Mayor

**ATTEST:**

\_\_\_\_\_  
City Clerk