

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

RESOLUTION #15-07-163

RESOLUTION APPROVING THE ISSUANCE OF A VARIANCE TO MINIMUM LOT SIZE IN BOTH THE R-1 RESIDENTIAL DISTRICT AND THE SCENIC RIVER OVERLAY DISTRICT.

WHEREAS, Paul and Mary Johnson (Permittee) have properly applied for a variance to Sections 117-111 (R-1 Residential District) and 117-256 (District Provisions) of the Ramsey City Code with regard to lot size to facilitate a lot split of the property generally known as 16520 Germanium St NW and legally described as follows:

Lot 12, Block 1, White Pine Estates, Anoka County, Minnesota, subject to easement as shown on plat

(Subject Property).

AND WHEREAS, the Planning Commission conducted a public hearing on July 9, 2015, pursuant to Section 117-53 of the Ramsey City Code, and adopted findings of fact relating to the request for a variance.

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

1. That based on Findings of Fact #0948, a variance to lot size on the **Subject Property** is hereby granted.
2. That the **Permittee** shall be required to apply for a Minor Plat to officially subdivide the **Subject Property** and, through that process, shall design the Minor Plat such that one lot complies with the minimum lot size required (2.5 acres) and the other lot minimizes the deviation from minimum lot size.
3. That the **Variance** shall be contingent upon the **Permittee** having a Wetland Delineation, completed by a qualified individual and approved by the Lower Rum River Water Management Organization (LRRWMO), to confirm there is sufficient upland area on the **Subject Property** to accommodate the construction of a single family home.
4. That the **Permittee** shall provide evidence of a Drainage and Utility Easement having been recorded against the **Subject Property** encumbering the re-routed drainage ditch or shall have a Drainage and Utility Easement prepared, reviewed by the City of Ramsey (the "City"), and recorded against the **Subject property** for the re-routed drainage ditch as was a condition of approval of an Environmental Permit in 1985.
5. That the **Permittee** shall be responsible for all costs incurred in administering and enforcing this variance.

6. That this **Variance** shall automatically expire if the use is not initiated by July 9, 2016, and recording of a Minor Plat that creates one (1) new buildable lot on the **Subject Property** shall constitute initiation.

The motion for the adoption of the foregoing resolution was duly seconded by Commissioner _____, 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 adopted by the Ramsey Planning Commission this the 9th day of July, 2015.

CITY OF RAMSEY:

By: _____
Chairperson, Planning Commission

By: _____
City Clerk

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

On this _____ day of _____, _____, before me, a Notary Public, personally appeared Gary Levine and JoAnn M Thieling, to me personally known, who, being each by me duly sworn did say that they are respectively the Planning Commission Chairperson 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 Gary Levine and JoAnn M Thieling acknowledge said instrument to be the free act and deed of said Municipal Corporation.

Notary Public

This document drafted by:
City of Ramsey
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This document reviewed by:
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