

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

**RESOLUTION #07-07-174**

**A RESOLUTION APPROVING THE ISSUANCE OF AN AMENDED CONDITIONAL USE PERMIT FOR THE NORTHERN COUNTIES SECRETARIAL SERVICES PROFESSIONAL OFFICES LOCATED IN THE R-1 RESIDENTIAL DISTRICT.**

**WHEREAS**, Carol Lublin (Permittee) has properly applied for an amended Conditional Use Permit (Permit) on the property generally known as 6139 157<sup>th</sup> Lane N.W. and legally described as follows:

Lot 4, Block 4, HALLS DOVER ACRES, Anoka County, Minnesota

(the "Subject Property"); and

**WHEREAS**, the Planning Commission met on July 11, 2007, conducted a public hearing and recommended City Council approval of the request.

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

1. That this amended Permit shall supersede and replace the Permit approved by City Council in Resolution #06-10-321 issued on October 10, 2006.
2. That this Permit shall be perpetual in its duration so long as the conditions imposed herein are complied with.
3. That the Permitted uses on the site shall be limited to professional offices, daycare facilities, and a delicatessen.
4. That this Permit shall remain in effect for a total site development of 22,000 square feet of building area in accordance with the Concept Plan dated October 25, 1991, attached hereto as Exhibit "A". The ability to expand the site operation to 22,000 square feet granted in this Permit shall only exempt the Permittee from requiring Permit amendments for expansions up to 22,000 square feet. The Permittee shall not be exempted from meeting any other applicable City Code and Building Code requirements. Any effort to expand the site operations beyond 22,000 square feet shall require an amended Permit.
5. That an eighty (80) foot buffer area shall be established along the common property line with Lot 3, Block 4 Halls Dover Acres to provide adequate separation between commercial and residential uses. In addition, a twenty (20) foot structure setback shall be maintained from the 80 foot buffer limit.

6. That a 100 foot buffer area shall be maintained along the northeast and east property lines of the Subject Property, along with a twenty (20) foot structure setback from the 100 foot buffer line.
7. That the appropriate location for daycare play areas and screening to mitigate noise and burden resulting from the use will be reviewed in future site plan applications for any expansions on the Subject Property.
8. That no external activities, other than vehicles entering and exiting the Subject Property, may occur prior to 6:00 a.m. and after 8:00 p.m.
9. That the Permittee shall be responsible for all City costs incurred in administering and enforcing this CUP.
10. The Community Development Department of the City of Ramsey (City) shall have the right to inspect the premises for compliance and safety purposes annually or at any time, upon reasonable request. In the event the Permittee is determined to be in violation of any of the conditions set forth herein, the City shall give the Permittee written notice of the violation. The Permittee shall be given 30 days to correct the violation and submit a written response to the notice.
11. Additional landscaping shall be added to the site that is complementary to City Code landscape buffer requirements for a B-1 Business use adjacent to a R-1 Residential use.
12. The delicatessen area is limited to 1,000 square feet in size, with seating inside for 24 people and seating outside (weather permitting) for an additional 24 people.
13. Hours of operation for the delicatessen are limited to 6:00 AM – 6:30 PM, Monday through Sunday.

The motion for the adoption of the foregoing resolution as duly seconded by Councilmember Strommen, and upon vote being taken thereon, the following voted in favor thereof:

Mayor Gamec  
Councilmember Olson  
Councilmember Strommen  
Councilmember Dehen  
Councilmember Jeffrey  
Councilmember Look

and the following voted against the same:

None

and the following abstained:

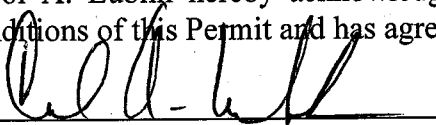
None

and the following were absent:

Councilmember Elvig

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council, this the 24<sup>th</sup> day of July, 2007.

Carol A. Lublin hereby acknowledges receipt of this Permit and that she has reviewed the conditions of this Permit and has agreed that she will comply with the terms of this Permit.

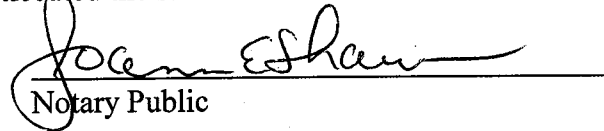
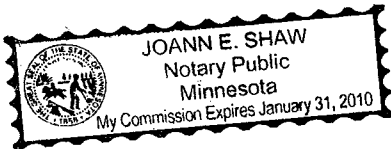


Carol A. Lublin

STATE OF MINNESOTA)

COUNTY OF Anoka ) SS.  
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On this 25<sup>th</sup> day of September, 2007, before me, a Notary Public, personally appeared Carol A. Lublin, to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

  
Notary Public



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

**RESOLUTION #07-07-173**

**A RESOLUTION ADOPTING FINDINGS OF FACT #0801 RELATING TO A REQUEST FOR AN AMENDED CONDITIONAL USE PERMIT FOR NORTHERN COUNTIES SECRETARIAL SERVICES PROFESSIONAL OFFICES IN AN R-1 RESIDENTIAL DISTRICT.**

**WHEREAS**, Carol Lublin, hereinafter referred to as "Applicant", has properly applied for an amended Conditional Use Permit to allow for a delicatessen to be added as a permitted use on the property generally known as 6139 157<sup>th</sup> Lane N.W. and legally described as follows:

Lot 4, Block 4, HALLS DOVER ACRES, Anoka County, Minnesota

(the "Subject Property").

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

1. That the Applicant appeared before the Planning Commission for a public hearing pursuant to Section 9.03.05 of the Ramsey City Code on July 11, 2007, 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 located in the R-1 Residential Rural Developing District.
3. That the surrounding parcels are zoned R-1 Residential Rural Developing.
4. That on November 26, 1991, the City Council issued a Conditional Use Permit (CUP) to the Subject Property to utilize the vacant church structure for professional offices and daycare facilities.
5. That the terms of the CUP issued in 1991 allowed for a total site development of up to 22,000 square feet of building area with no requirement for amendments to the CUP provided that a 120 foot structure setback is maintained from the north and east property lines of the Subject Property.
6. That the City issued an amended CUP to the Permittee on October 10, 2006 that allowed the 100-foot buffer area on common property line with Lot 3, Block 4, as established in Exhibit A to the Conditional Use Permit issued in 1991, be reduced to 80 feet, and that a 20 foot structure setback will be maintained from the 80 foot buffer line.
7. That on June 6, 2007 the Permittee applied for an additional amendment to the CUP to allow for a delicatessen to be added to the property as a permitted use.

8. That the proposed delicatessen will not be unduly dangerous or detrimental to persons residing or working in the vicinity of the use, or to the public welfare.
9. That the proposed delicatessen will not substantially adversely impair the use, enjoyment or market value of any of the surrounding properties.
10. That the proposed delicatessen will be maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the area.
11. That the proposed delicatessen will not be hazardous to existing or future neighboring uses.
12. That the proposed delicatessen will not be disturbing to existing or future neighboring uses.
13. That the proposed delicatessen will not impact essential public facilities and services, such as highways, streets, police and fire protection.
14. That the proposed delicatessen will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
15. That the proposed delicatessen will not involve uses, activities and equipment 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 findings of fact was duly seconded by Councilmember Olson, and upon vote being taken thereon, the following voted in favor thereof:

Mayor Gamec  
Councilmember Strommen  
Councilmember Olson  
Councilmember Dehen  
Councilmember Jeffrey  
Councilmember Look

and the following voted against the same:

None

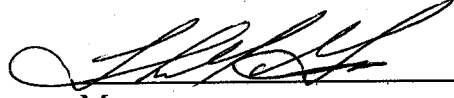
and the following abstained:

None

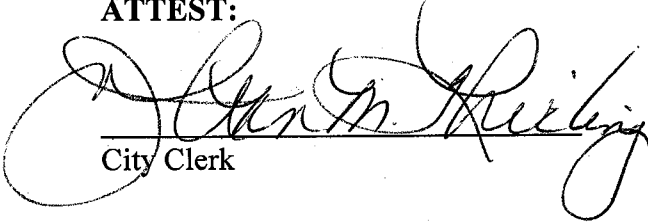
and the following were absent:

Councilmember Elvig

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 24<sup>th</sup> day of July, 2007.

  
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Mayor

**ATTEST:**

  
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City Clerk