

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

**RESOLUTION #17-02-034**

**A RESOLUTION ADOPTING FINDINGS OF FACT #0978 RELATING TO A REQUEST FOR A VARIANCE TO SHORELAND OVERLAY IMPERVIOUS REQUIREMENTS RELATED TO THE PLAT OF REGENCY COMMONS.**

**WHEREAS**, National Self Storage, LLC, hereinafter referred to as "Applicant", properly applied to the City of Ramsey (the "City") for a variance to shoreland overlay impervious requirements of portions of the property legally described as follows:

Outlot A, Regency Pond, Anoka County Minnesota

Or upon platting and recording:

LOT 1, REGENCY COMMONS, Anoka County, Minnesota

(the "Subject Property")

**NOW THEREFORE, BE IT RESOLVED BY THE CITY OF RAMSEY PLANNING, as follows:**

- 1) That the Applicant appeared before the Planning Commission for a public hearing pursuant to Section 117-53 (Variances) of the Ramsey City Code on February 2, 2017, 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.
- 2) That the Subject Property is zoned E-1 Employment District and the Applicant has made proper application to the City to plat portions of the Subject Property into two (2) commercial lots.
- 3) That Section 117-225 Subd. (g)(4) b. 1. of the zoning ordinance states that the impervious surface may cover no more than 25% of the lot area when any portion of the lot is located in the shoreland overlay district.
- 4) That the proposed plat of Regency Commons, as proposed, show pavement and buildings cover 54.7% of Lot 1.
- 5) That the E-1 Employment District requires a maximum lot coverage of 45%.
- 6) That the shoreland overlay boundary only partially covers Lot 1 and that the area within the shoreland overlay boundary is shown to be 0% impervious.
- 7) That the proposed subdivision is/is not in harmony with the surrounding properties and consistent with the Comprehensive Plan land use guidance of Business Park.

- 8) That economic circumstances alone do/do not create the practical difficulties.
- 9) That the plight is/is not due to circumstances unique to the Subject Property.
- 10) That the plight is/is not created by the Applicant.
- 11) That, if granted, the Variance will/will not alter the locality's essential character.
- 12) That, if granted, the variance will/will not impair an adequate supply of light and air to adjacent property.
- 13) That, if granted, the variance will/will not have the effect of allowing a use that is prohibited in the applicable zoning district.
- 14) That, if granted, the variance will/will not unreasonably increase the congestion on the public street.
- 15) That, if granted, the variance will/will not adversely impact the degree of public health, safety and general welfare provided for in the Ramsey City Code.
- 16) That, if granted, the variance will/will not diminish established property values within the neighborhood.
- 17) That, if granted, the variance requested is/is not the minimum variance necessary to accomplish the intended purpose of the Applicant.
- 18) That the unique circumstances on the Subject Property do/do not result from the actions of the Applicant.
- 19) That, if granted, the variance will/will not grant the Applicant any special privilege that is denied to the owners of other land in the same district.

The motion for the adoption of the foregoing resolution was duly seconded by \_\_\_\_\_, 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 Planning Commission this the 2<sup>nd</sup> day of February, 2017.

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Chairperson

**ATTEST:**

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City Clerk