

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

RESOLUTION #17-05-101

A RESOLUTION APPROVING A CONDITIONAL USE PERMIT ALLOWING THE OPERATION OF A RELIGIOUS INSTITUTION IN THE R-1 RESIDENTIAL DISTRICT, SITE PLAN FOR EXPANSION OF AN EXISTING FACILITY, AND FINAL PLAT FOR TROTT BROOK ADDITION

WHEREAS, Trott Brook Hall (the “Permittee”) has properly applied for a Conditional Use Permit, Site Plan, and Sketch Plan and Final Plat to operate a religious institution in the R-1 Residential District, to expand their existing facility, and to incorporate portions of three (3) parcels into one to accommodate the facility expansion on portions of the property legally described as:

That part of the Southwest Quarter of the Southeast Quarter of Section 3, Township 32, Range 25, Described as follows: Beginning at the southwest corner of said Quarter Quarter, thence north along west line thereof 346.5 feet, thence east parallel with south line of said Quarter Quarter, 132 feet, thence south parallel with west line thereof to said south line, thence west along said south line 132 feet to point of beginning, except north 10 feet thereof, except road subject to easement of record, Anoka County, Minnesota

-and-

The Southwest Quarter of Southeast Quarter of Section 3, Township 32, Range 25, except that part described as follows: Commencing at southwest corner of said Quarter Quarter, thence north along west line thereof 346.5 feet to point “A”, thence continue north along said west line 86 feet, thence east parallel with south line of said Quarter Quarter 162 feet, thence south parallel with said west line 86 feet, thence west parallel with said south line to a point on a line drawn easterly from said point “A” and 132 feet east of said west line, thence south parallel with said west line to said south line, thence west along said south line 132 feet to point of beginning, also except that part described as follows: commencing at southwest corner of said Quarter Quarter, thence north assumed bearing along west line thereof 678.76 feet, thence north 77 degrees 26 minutes east 877.80 feet to point of beginning, thence north 4 degrees 04 minutes west 181.32 feet, thence north 85 degrees 56 minutes east 320 feet, thence south 4 degrees 04 minutes east 198 feet, thence south 85 degrees 56 minutes west 320 feet, thence north 4 degrees 04 minutes west 16.68 feet to point of beginning, except road subject to easement of record, Anoka County, Minnesota

-and-

That part of Southwest Quarter of Southeast Quarter of Section 3, Township 32, Range 25, described as follows: Beginning at a point on west line of said Quarter Quarter, 336.50 feet north of Southwest Corner thereof, thence northerly along said west line 86 feet, thence east parallel with south line of said Quarter Quarter, 162 feet, thence south

parallel with said west line 86 feet, thence westerly parallel with said south line to point of beginning, except road, subject to easement of record, Anoka County, Minnesota

-Or upon recording-

Lot 1, Block 1, Trott Brook Addition

(the “Subject Property”); and

WHEREAS, the City of Ramsey received an application for Sketch Plan, Site Plan, Conditional Use Permit, and Final Plat on April 6, 2017.

WHEREAS, that the Applicant appeared before the Planning Commission for a public hearing pursuant to Section 117-51 (Conditional Use Permits) of the Ramsey City Code on May 4, 2017, and that said public hearing was properly advertised and that the minutes of said public hearing are hereby incorporated by reference.

WHEREAS, that the Subject Property is currently located in the R-1 Residential (MUSA) zoning district.

WHEREAS, that the surrounding parcels are also zoned R-1 Residential (MUSA).

WHEREAS, that the Subject Property is presently approximately 0.94 acres in size and after the proposed Trott Brook Addition Minor Plat, the Subject Property will be approximately 3.71 acres in size.

WHEREAS, that a Minor Plat and Site Plan are being processed concurrently with the conditional use permit.

WHEREAS, that, given the business nature of churches (size, traffic, structure and parking needs), the B-1 Business zoning district development standards and fees, which are a better representation of this type of use, will be utilized in reviewing this application.

WHEREAS, that a religious institution exists on the Subject Property and is considered lawful, non-conforming as it predates the City’s current zoning standard of a conditional use in a residential district.

WHEREAS, that per MN Stat. 462-357 Subd. 1 (e), lawful, non-conforming uses cannot be expanded unless otherwise provided under applicable laws and ordinances.

WHEREAS, that this conditional use permit will make the church operation a conforming use.

WHEREAS, that the church operation will/will not be unduly dangerous or detrimental to persons residing or working in the vicinity of the use, or to the public welfare.

WHEREAS, that the church operation will/will not substantially adversely impair the use, enjoyment or market value of any of the surrounding properties.

WHEREAS, that the church operation will/will not be maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will/will not change the essential character of the area.

WHEREAS, that the church operation will/will not be hazardous to existing or future neighboring uses.

WHEREAS, that the church operation will/will not impact essential public facilities and services, such as highways, streets, police and fire protection.

WHEREAS, that the church operation will/will not create excessive additional requirements at public cost for public facilities and services and will/will not be detrimental to the economic welfare of the community.

WHEREAS, that the church operation will/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.

WHEREAS, the Planning Commission met on May 4, 2017 and conducted a public hearing and recommended City Council approve/deny the request; and

WHEREAS, on May 23, 2017, the Ramsey City Council reviewed the request.

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

That the Ramsey City Council hereby grants approval of a Conditional Use Permit (the "Permit"), Site Plan, and Final Plat for TROTT BROOK ADDITION (the "Plat") in accordance with relevant City Codes and authorizes the Mayor and City Clerk to sign on behalf of the City contingent upon the following conditions:

1. That this **Permit** shall be perpetual in its duration so long as the conditions imposed herein are complied with.
2. That the permitted uses on the **Subject Property** shall be limited to a religious institution and its associated activities.
3. That this **Permit** shall remain in effect for all of the **Subject Property**. The **Permittee** may expand the building footprint as depicted in Exhibit A without requiring any amendments to this **Permit** but shall not exempt the **Permittee** from any other applicable City Code and Building Code requirements, including, but not necessarily limited to, site plan and building permit review.

