

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

RESOLUTION #17-09-211

A RESOLUTION APPROVING A DEVELOPMENT PERMIT TO ALLOW THE CONSTRUCTION AND MAINTAINENCE OF A SOLAR ENERGY SYSTEM.

RECITALS

1. Connexus Energy (Permittee), applied for a development permit (the "Permit") to construct and maintain a solar energy system on an officially mapped parcel legally described as follows:

Lot 3, Block 1 River Crossing Addition, Anoka County, Minnesota

(the "Subject Property").
2. Section 117-4(g) of the City Code requires that every application for a development permit concerning an area designated on an official map be denied.
3. In accordance with the City Code, Permittee's application permit was denied.
4. Permittee appealed the denial to the Official Map Board of Appeals, pursuant to Section 117-4(h) of the City Code.
5. The Planning Commission, acting as the Official Map Board of Appeals and after duly publishing notice, met on September 7, 2017, and conducted a public hearing.

FINDINGS

1. The property, of which the Subject Property is a part, is owned by Anoka County and was made part of an official map because of the intent to use the property for the approach to a bridge crossing the Mississippi River.
2. Due to changes in the road system in the area, the property, including the Subject Property, will likely never be used for the purpose for which it was officially mapped.
3. The Subject Property cannot yield a reasonable return unless a development permit is granted.
4. The granting of a development permit is required by considerations of justice and equity.

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, ACTING AS THE OFFICIAL MAP BOARD OF APPEALS, as follows:

1. The denial of the **Permit** to install and maintain a solar energy system on the Subject Property is hereby reversed and the Permit is approved contingent upon the Permittee obtaining all other necessary approvals and permits including, but not necessarily limited to, a Zoning Text Amendment, a Zoning Amendment to rezone the **Subject Property** to Public/Quasi-Public, the issuance of a Conditional Use Permit for installing and maintaining a solar energy system as a principal use on the **Subject Property**, and a Building Permit.

2. The **Permittee** shall submit to the City for review and approval a final Site Plan, which shall specify the exact layout of the solar energy system, height(s) of the equipment, location of battery storage units, security measures (e.g. fencing), etc., for the proposed improvements on the **Subject Property**.

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 7th day of September, 2017.

CITY OF RAMSEY:

By: _____
Planning Commission Chairperson

By: _____
City Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

On this ____ day of _____, _____, before me, a Notary Public, personally appeared Randy Bauer 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 Randy Bauer and JoAnn M. Thieling acknowledge said instrument to be the free act and deed of said Municipal Corporation.

Notary Public

This document drafted by:
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This document reviewed by:
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