

_____ introduced the following resolution and moved for its adoption:

RESOLUTION #18-159

A RESOLUTION APPROVING THE ISSUANCE OF A CONDITIONAL USE PERMIT TO ALLOW COMMERCIAL TRACTOR AND TRAILER MAINTAINENCE AND REPAIR ON THE PROPERTY GENERALLY KNOWN AS 9411 ALPINE DRIVE NW AND DECLARING TERMS OF SAME

RECITALS

1. Ruan Transport Corporation, hereinafter referred to as the “Permittee,” has properly applied for a Conditional Use Permit to conduct a commercial tractor and trailer maintenance and repair generally known as 9411 Alpine Drive NW and legally described as follows:

Lot 3, Block 1, Ramsey Commercial Park 2nd, Anoka County, Minnesota

(the “Subject Property”)

2. The City of Ramsey received an application for a Conditional Use Permit on the Subject Property on July 10th, 2018.
3. That the Subject Property is located within the B-2 Business District, as are the adjacent properties to the north, south, east and west.
4. That motor vehicle implement and service is listed as a conditional use in the B-2 Business District.
5. The Subject Property is 1.71 acres.
6. That the Permittee will have seven employees to begin and this number may increase.
7. That the hours of operation will be Monday to Friday from 7 a.m. to 11 p.m. and Saturdays from 7 a.m. to 3 p.m.
8. That the Permittee expects to service approximately 10 tractors and trailers per day.
9. That the Permittee will return the tractors and trailers to operating facilities located outside of Ramsey.
10. That there will be no outdoor storage at any time.
11. That the Permittee is not proposing any new access point(s) on to the Subject Property from Alpine Drive.

12. That the existing building is currently equipped with grade level doors and infrastructure to complete this type of work.

FINDINGS OF FACT

1. That the commercial tractor and trailer maintenance and repair use will not be unduly dangerous or detrimental to persons residing or working in the vicinity of the use, or to the public welfare.
2. That the commercial tractor and trailer maintenance and repair use will not substantially adversely impair the use, enjoyment or market value of any of the surrounding properties.
3. That the commercial tractor and trailer maintenance and repair use 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.
4. That the commercial tractor and trailer maintenance and repair use will not be hazardous to existing or future neighboring uses.
5. That the commercial tractor and trailer maintenance and repair use will not impact essential public facilities and services, such as highways, streets, police and fire protection.
6. That the commercial tractor and trailer maintenance and repair use 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.
7. That the commercial tractor and trailer maintenance and repair use 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.

NOW THEREFORE, BE IT RESOLVED BY THIS 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") for a commercial tractor and trailer maintenance and repair use on the Subject Property contingent upon the following conditions:

CONDITIONS

1. That this **Permit** allows for a commercial tractor and trailer maintenance and repair use on the **Subject Property**.
2. That the **Permittee** shall obtain all necessary permits, including building permits and/or zoning permits, prior to any modifications to the building on the **Subject Property**.

3. That the **Permittee** shall comply with all applicable local, state, and federal regulations.
4. That this **Permit** shall be perpetual in duration as long as the terms are herein complied with.
5. That the **Permittee** shall be responsible for all City costs incurred in administering and enforcing this **Permit**.
6. That the City Administrator, or his/her designee, shall have the right to inspect the premises for compliance and safety purposes annually or at any time, upon reasonable request.
7. That this **Permit** shall automatically expire if the use is not initiated by August XX, 2019.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember _____, 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 City of Ramsey City Council this the XX of August, 2018

PERMITTEE

Ruan Transport Corporation hereby acknowledges receipt of this Permit and that they have reviewed the conditions of this Permit and has agreed that she will comply with the terms of this Permit.

By: _____

STATE OF MINNESOTA)
) SS.

COUNTY OF _____)

On this ____ day of _____, ____, before me, a Notary Public, personally appeared _____, of Ruan Transport Corporation, to me known to be the person described in and who executed the foregoing instrument and acknowledges that she executed the same as her free act and deed.

Notary Public

