

## Land Use Application

<input type="checkbox"/> Plat – Sketch Plan	<input type="checkbox"/> Plat – Preliminary Plat	<input type="checkbox"/> Plat – Final Plat
<input type="checkbox"/> Administrative Plat	<input type="checkbox"/> Site Plan Review	<input type="checkbox"/> Easement/ROW Vacation
<input checked="" type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Interim Use Permit	<input type="checkbox"/> Comprehensive Plan Amendment
<input type="checkbox"/> Zoning Amendment	<input type="checkbox"/> Home Occupation Permit	<input type="checkbox"/> Variance
<input type="checkbox"/> Dwelling Moving Permit	<input type="checkbox"/> Environmental Permit	<input type="checkbox"/> Registered Land Survey
<input type="checkbox"/> Non-Traditional Animal License	<input type="checkbox"/> Beekeeping License	<input type="checkbox"/> Private Kennel License

### Applicant Contact Information

*Please note: All official communication will be routed through this contact.*

Name:	Troy Neiss		
Street Address:	7950 149 <sup>th</sup> Lane N.W.		
City, State, ZIP:	Ramsey, Mn 55303		
Home Phone: (Cell)	612-807-8588	Work Phone:	
Email:	None	Fax Number:	
Name of Business (if applicable):			
Business Address (if applicable)	7950 149 <sup>th</sup> Lane N.W.		
Business City, State, ZIP	Ramsey, MN 55303		
Business Phone:	612-807-8588	Business Fax:	None

### Subject Property Information

*(Location of Application)*

Address	7950 149 <sup>th</sup> Lane N.W., Ramsey, MN 55303
PIN	21-32-25-33-0007

Legal Description	Lot 1, Block 1, Greenland Hills
Zoning District	R-1 Rural Residential

Contact the Planning Division at 763-433-9824 or [planning@cityoframsey.com](mailto:planning@cityoframsey.com) to request a Zoning Verification

### Property Owner Information

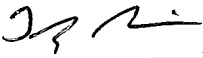
(If different than Applicant)

Name:	Linda Neiss		
Street Address:	7950 149 <sup>th</sup> Lane N.W.		
City, State, ZIP:	Ramsey, MN 55303		
Home Phone: Cell	612-408-2861	Work Phone:	
Email:		Fax Number:	

Please provide a detailed description of your request and attached a copy of a scaled site plan

See attached Conditional Use Permit Narrative

**A "Land Use Sign" will be placed on the Subject Property to allow Ramsey Residents the opportunity to obtain information about your request.**

Applicant Signature		Co-Applicant Signature	
Printed Name	Troy Neiss	Printed Name	
Title	Son of property owner, residing on subject property	Title	
Date	7-13-18	Date	

I understand that the application fee is non-refundable. All costs associated with the processing of this application are the responsibility of the applicant whether this application is approved or denied. Any excess of escrow account deposits over expenditures will be refunded at the time of account closure. I also understand that as the applicant, it is my responsibility to obtain all other permits or licenses required by any applicable regulatory agencies for this Land Use Application.

Property Owner Signature	<i>Linda Neiss</i>	Property Owner Signature	
Printed Name	Linda Neiss	Printed Name	
Title		Title	
Date	7-13-18	Date	

I hereby certify that I am the fee title owner/contract for deed vendee of record for the above-mentioned property. Failure to prove ownership may void any agreements entered into the City and I will be held liable for any and all costs incurred by the City.

TROY NEISS CONDITIONAL USE PERMIT APPLICATION: DESCRIPTION OF  
PROPOSED AUTO DETAIL FACILITY IN ACCESSORY GARAGE

The property is located at 7950 149<sup>th</sup> Lane N.W.; is occupied by Troy Neiss (applicant) and owned and occupied by applicant's mother, Linda Neiss (owner).

The subject property is 37,275 square feet (.9 of an acre) in size. Buildings on the property include an 840 square foot home with a 480 square foot attached garage, and a 900 square foot accessory garage. Total square footage of garage on the subject property is 1,380 square feet. There was a 224 square shed that was removed in 2004.

The applicant has been detailing auto's for used car sales lots and private parties without the proper land use permits from the City. The applicant's process in this business is as follows: Picks up used car at sales lot; takes car to a commercial self service car wash to clean exterior and engine compartment (process does not include washing or power spraying engine); drives car to accessory structure on the subject property and proceeds with auto detailing including waxing exterior, cleaning windows, upholstery, carpet. Returns car to sales lot and drives own car home again.

The accessory structure in which the vehicles are cleaned only has room to effectively work on one car at a time. Applicant cleans one vehicle at a time and does not bring another vehicle onto the property until he completes and returns the vehicle he is currently working on. There is no stacking of vehicles awaiting servicing. The frequency of the auto detail business is difficult to predict. In a 30 day period, the average number of vehicles serviced is approximately 20. Hours of operation are proposed at 9:00 a.m. to 10:00 p.m. when there is a vehicle in the shop.

No hazardous fluids are used in the detailing process; laundry soap is used on the upholstery and carpeting. Mechanical equipment used includes air compressor, wet/dry vacuum, and buffer. The building is not air conditioned and has no windows. Therefore, any noise from operations are contained inside the building and should not be audible to neighbors.

The garage doors on the subject building face Armstrong Blvd. and the applicant has been entering the accessory building from Armstrong Blvd. and has received notices from the City to cease as this practice trespasses on City property adjacent to the subject property. The Applicant ceased entering from Armstrong Blvd. since receiving said notices. If the CUP is approved, the Applicant proposes to install a Class 5 driveway, extending off the driveway from 149<sup>th</sup> Lane and along the east property line to the accessory garage.