

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

RESOLUTION #18-212

**A RESOLUTION APPROVING A REQUEST FROM ROMAN GADASKIN FOR A
CONDITIONAL USE PERMIT TO ALLOW MOTOR VEHICLE SALES AND
SERVICE IN THE H-1 HIGHWAY 10 DISTRICT AT THE PROPERTY LOCATED AT
6021 HIGHWAY 10 NW
IN RAMSEY, MINNESOTA.**

RECITALS

1. Roman Gadaskin, hereinafter referred to as the “**Permittee**,” has properly applied for a Conditional Use Permit (“the **Permit**”) to allow Motor Vehicle Sales and Service on the property generally known as 6021 Highway 10 NW and legally described as follows:

Auditors Subdivision NO 96, Lot 24, Anoka County, Minnesota

(“**Subject Property**”)

2. The City of Ramsey received an application for a Conditional Use in the H-1 Highway 10 District from the **Permittee** on September 20, 2018.
3. That the **Permittee** appeared before the Planning Commission for a public hearing pursuant to Section 117-51 (Conditional Use Permits) and a public hearing pursuant to the Ramsey City Code on November 1, 2018, and that said public hearings were properly advertised and that the minutes of said public hearings are hereby incorporated by reference.
4. That the **Subject Property** is approximately 2.05 acres in size and is located within the H-1 Highway 10 District.
5. That the **Permittee** has submitted a site plan that shows an existing structure that will be utilized for the purpose of automobile sales and service.
6. That the **Subject Property** is served by a public utilities and will continue to be serviced by public utilities.
7. That any grading and/or paving shall require plans prepared by the **Permittee** and submitted to the City for review and approval.

FINDINGS OF FACT

1. That a motor vehicles sales and service business **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 a motor vehicles sales and service business **will not** substantially adversely impair the use, enjoyment or market value of any of the surrounding properties.
3. That a motor vehicles sales and service business **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 a motor vehicles sales and service business **will not** be hazardous to existing or future neighboring uses.
5. That a motor vehicles sales and service business **will not** impact essential public facilities and services, such as highways, streets, police and fire protection.
6. That a motor vehicles sales and service business **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 a motor vehicles sales and service business **will not** involve uses, activities and equipment that **will not** 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:

1. That no inoperable or damaged vehicles shall be stored outdoors.
2. That the **Permittee** shall provide grading and drainage plans to the City for review and approval prior to any surface parking paving, repaving, curbing, or expansion.
3. That any restriping or repaving of the parking lot will meet City requirements at the time of updating.
4. That the **Subject Property** shall have adequate parking for the use before being issued a Certificate of Occupancy.
5. That there shall be no parking related to the use along or within right of way associated with Highway 10 NW.
6. That with new curbing and repaving that the driveway between the **Subject Property** and the parking lot for Anoka Technical College be blocked.
7. That this **Permit** shall be perpetual in duration as long as the terms are herein complied with.

