

Commissioner \_\_\_\_\_ introduced the following resolution and moved for its adoption:

**RESOLUTION #18-022**

**A RESOLUTION APPROVING THE ISSUANCE OF A VARIANCE TO THE LOT AREA SIZE REQUIREMENT FOR LOT 1 BLOCK 4 RUM RIVER PRAIRIE AND DECLARING TERMS OF SAME.**

**RECITALS**

1. Rum River Prairie, LLC, hereafter referred to as “the Permittee”, properly applied for a variance to lot size for Lot 1 Block 4 Rum River Prairie at the following described property located in the City of Ramsey:  
  
Unplatted Ramsey Township SE ¼ of the NE ¼ Section 7-32-25, Anoka County, MN  
  
Or Upon Recording described as:  
  
Lot 1, Block 4, Rum River Prairie, Anoka County, MN  
  
(the ‘Subject Property’);
2. That the Permittee submitted an application for a variance on December 18, 2017.
3. That the Applicant appeared before the Planning Commission for a public hearing pursuant to Section 117-53 (Variances) of the Ramsey City Code on February 1, 2018 and that said public hearing was properly advertised, and that the minutes of said public hearing are hereby incorporated as a part of these findings by reference.
4. That the Subject Property is zoned R-1 Residential (Rural Developing) and is approximately 59,677 square feet (1.37 acres) in size.
5. That the Subject Property is surrounded by properties also zoned R-1 Residential (Rural Developing).
6. That the Subject Property is guided as Low Density Residential on the Future Land Use Map as are the surrounding properties.
7. That the Subject Property is generally located east of Tiger Street NW and south of Armstrong Blvd NW.
8. That Section 117-111 (d) of the Ramsey City Code establishes a minimum lot size of 2.5 acres for properties zoned R-1 Residential (Rural Developing).
9. That the Applicant is requesting a variance to allow a lot that is 1.37 acres in size.

10. That the proposed lot is below the minimum required areas for lot size.
11. That the plight is due to circumstances unique to the Subject Property, as the parcel is a remnant area due to road configuration.
12. That the adjacent properties range in size from 1.03 acres to 1.37 acres, which are similar in size to the proposed lot.
13. That the plight was not created by the Permittee.

## **FINDINGS OF FACT**

1. That the proposed use will/will not adversely impact traffic in the area.
2. That the proposed use will/will not substantially or adversely impair the use, enjoyment or market value of surrounding properties.
3. That the proposed use will/will not be constructed so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and such use will/will not change the essential character of the area.
4. That the proposed use will/will not create additional requirements at public cost for public facilities and services.
5. That the proposed use will/will not be detrimental to the economic welfare of the community.
6. That the proposed use will/will not be disturbing or hazardous to existing or future neighboring uses.
7. That the proposed use will/will not involve uses, activities, processes, materials and equipment and conditions of operation that may be detrimental to any persons, property or the general welfare, by reason of excessive production of traffic, noise, smoke or glare.
8. That the proposed use will/will not be in accordance with the objectives of the intent of Section 117-53 (Variances) of the City Code.

**NOW THEREFORE, BE IT RESOLVED BY THIS PLANNING COMMISSION OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:**  
That the Ramsey Planning Commission hereby grants approval of a variance (the “Variance”) to lot size for Lot 1, Block 4 Rum River Prairie contingent upon the following conditions:

## **CONDITIONS**

1. That this **Variance** shall be perpetual in duration as long as the terms are herein complied with.
2. That the **Permittee** shall be responsible for all City costs incurred in administering and enforcing this **Variance**.
3. That the **Permittee** shall obtain all necessary permits and approvals prior to commencing any construction on the **Subject Property**, including a Building Permit.
4. That the City Administrator, or his/her designee, shall have the right to inspect the **Subject Property** for compliance and safety purposes annually or at any time, upon reasonable request.
5. That this **Variance** shall automatically expire if the use is not initiated by February 1, 2019 and recording of the Final Plat of Rum River Prairie shall constitute initiation.

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 passed and adopted by the Ramsey Planning Commission this the 1<sup>st</sup> day of February, 2018.

**PERMITTEE**

Rum River Prairie LLC, a limited liability corporation under the laws of the state of Minnesota, hereby acknowledges receipt of this **Variance** and that s/he has reviewed the conditions of this **Variance** and have agreed that to comply with the terms of this **Variance**.

By: \_\_\_\_\_

Its: \_\_\_\_\_

STATE OF MINNESOTA)

) ss.

COUNTY OF \_\_\_\_\_)

On this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, before me, a Notary Public, personally appeared Eric Thomsen, the \_\_\_\_\_ of Rum River Prairie LLC, to me known to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

\_\_\_\_\_  
Notary Public

