

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

RESOLUTION #18-090

A RESOLUTION APPROVING THE ISSUANCE OF A CONDITIONAL USE PERMIT TO TO ALLOW LIGHT MANUFACTURING ON THE PROPERTY GENERALLY KNOWN AS 6111 HIGHWAY 10 NW AND DECLARING TERMS OF SAME

RECITALS

1. Baker White Inc., hereinafter referred to as the “Permittee”, has properly applied for a Conditional Use Permit to conduct Light Manufacturing on the property generally known as 6111 Highway 10 NW and legally described as follows:

Lots 1, 1A and 2 Block 1, Guy Addition, Anoka County, Minnesota

(the “Subject Property”)
2. That 6111 Ramsey Properties LLC is the owner of the Subject Property.
3. The City of Ramsey received an application for a Building Permit for tenant improvements on the Subject Property on January 11, 2018.
4. That the Subject Property is located within the H-1 Highway 10 Business District as are the properties to the east and west; the Subject Property is bordered by Highway 10 on the south and the railroad tracks to the north (north of the tracks properties are zoned E-1 Employment District).
5. That through the review of the Building Permit Application, it was determined that the proposed use was classified as Light Manufacturing, which is not a permitted, conditional or accessory use within the H-1 Highway 10 Business District.
6. That on March 27, 2018 the Ramsey City Council received an update on the zoning status of the Subject Property and was generally supportive of the Applicant pursuing a Zoning Amendment to add Light Manufacturing as a Conditional Use in the H-1 Highway 10 Business District.
7. That on April 3, 2018 the Applicant submitted a Land Use Application for a Zoning Text Amendment, to identify Light Manufacturing as a Conditional Use in the H-1 Highway 10 Business District, and a Conditional Use Permit to conduct Light Manufacturing on the Subject Property.
8. That the Permittee appeared before the Planning Commission for a public hearing pursuant to Section 117-51 (Conditional Use Permits) of the Ramsey City Code on May 3, 2018, and that said public hearing was properly advertised and that the minutes of said public hearing are hereby incorporated by reference.

9. That the intent of the H-1 Highway 10 Business District, at least in part, is to allow for uses that minimize traffic and vehicular access until the Highway 10 transportation system improvements are initiated.
10. That a Light Manufacturing use would likely reduce traffic and vehicular access to the Subject Property compared to a more traditional retail use that generates more customer trips coming to and from the site.
11. That the Subject Property is guided as Commercial in the City's Comprehensive Plan.
12. That currently, of the six (6) suites on the Subject Property, two (2) are retail operations, one (1) is offices, one (1) is a winery, and two (2) would be for Light Manufacturing.
13. That there are mini-storage units in the rear of the Subject Property, which use was previously approved by City Council and is more typically found in the Employment Districts.
14. That the proposed Light Manufacturing use would not produce noise, vibrations, air pollution, fire hazard, or noxious emissions that will disturb or endanger neighboring properties.
15. That the Planning Commission met on May 3, 2018, conducted a public hearing and recommended City Council approve/deny the request.

FINDINGS OF FACT

1. That the Light Manufacturing use will/will not be unduly dangerous or detrimental to persons residing or working in the vicinity of the use, or to the public welfar.
2. That the Light Manufacturing use will/will not substantially adversely impair the use, enjoyment or market value of any of the surrounding properties.
3. That the Light Manufacturing use will/will not 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 Light Manufacturing use will/not not be hazardous to existing or future neighboring uses.
5. That the Light Manufacturing use will/will not impact essential public facilities and services, such as highways, streets, police and fire protection.
6. That the Light Manufacturing use will/will not create excessive additinoal requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.

7. That the Light Manufacturing use will/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 Light Manufacturing on the Subject Property contingent upon the following conditions:

CONDITIONS

1. That this **Permit** is contingent upon adoption of the Zoning Text Amendment to identify Light Manufacturing as a Conditional Use in the H-1 Highway 10 Business District.
2. That this **Permit** allows for Light Manufacturing on the **Subject Property**.
3. That there shall be no outside storage affiliated with this **Permit** unless in full compliance with the standards of the H-1 Highway 10 Business District.
4. That the **Permittee** shall obtain all necessary permits, including a Building Permit, prior to any modifications to the building on the **Subject Property**.
5. That the **Permittee** shall comply with all applicable local, state, and federal regulations.
6. That this **Permit** shall be perpetual in duration as long as the terms are herein complied with.
7. That the **Permittee** shall be responsible for all City costs incurred in administering and enforcing this **Permit**.
8. 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.
9. That this **Permit** shall automatically expire if the use is not initiated by May 22, 2019 and adoption of the Zoning Text Amendment by the Ramsey City Council and issuance of a Building Permit for the tenant improvements shall be considered as initiating the use.

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 Ramsey City Council this the 22nd day of May, 2018

PERMITTEE

Baker White Inc. hereby acknowledges receipt of this Permit and that they have reviewed the conditions of this Permit and have agreed that they will comply with the terms of this Permit.

By: _____

Its: _____

STATE OF MINNESOTA)

) SS.

COUNTY OF _____)

On this _____ day of _____, _____, before me, a Notary Public, personally appeared _____, the Chief Executive Officer of Baker White Inc., a Business Corporation (Domestic) under the laws of Minnesota, on behalf of the Corporation, 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

