



Land Use Application

K-119

<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: Rebecca Bader		
Street Address: 5353 47th Ave S		
City, State, ZIP: Minneapolis MN		55417
Home Phone: 662-339-0355	Work Phone:	262-339-0355
Email: rcbader@gmail.com	Fax Number:	-
Name of Business (if applicable): -		
Business Address (if applicable): -		
Business City, State, ZIP: -		
Business Phone: -	Business Fax:	-

Subject Property Information

(Location of Application)

Address	17860 Northern Blvd NW, Ramsey, MN	
PIN	03-32-25-23-0001	
Legal Description	The SW1/4 of NW1/4 of Sec 3 Twp R6E 25, EX RD Sub	
Zoning District	R-1	

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Contact the Planning Division at 763-433-9824 or planning@cityoframsey.com to request a Zoning Verification

Property Owner Information

(if different than Applicant)

Name:			
Street Address:			
City, State, ZIP:			
Home Phone:		Work Phone:	
Email:		Fax Number:	

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

Detailed description and scaled site plan is attached.

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	
<i>Mum Ah</i>	<i>Brandon McManis</i>	
Printed Name	Printed Name	
Rebecca Bader	Brandon McManis	
Title	Title	
-	-	
Date	Date	
5/2/18	5/2/18	

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	Property Owner Signature		
<i>Melvin Hunt</i>			
Printed Name	Printed Name		
MELVIN HUNT			
Title	Title		
Date	Date		
5/3/2018			

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.

Home Occupation Supplemental Questionnaire

Does the home occupation owner live in the home on the property? Yes -or- No Yes - will live

Does the home occupation owner rent or own the property? Yes -or- No Yes - will own

Will any part of the occupation be conducted in the home? Yes -or- No No

If so, what activities will be conducted in the home and in which room(s)?

There will be no activities conducted in the main residence. All activities will take place in the accessory building.

What is the gross living area of the home? approximately 3100 sq ft

How much of that area will be used for the occupation? 0 sq ft

Will an attached garage or any detached accessory building or garage be used for the occupation? Yes -or- No Yes

If so, explain:

The accessory building will be used to house the dogs. See attached description and Attachment C for more details.

Will there be at least 400 square feet of garage space reserved for indoor residential parking and storage related to the residential use on the property? Yes -or- No Yes

Will any structural additions or alterations to home or garages be required for this occupation? Yes -or- No No

If so, explain:

There will be no structural additions or alterations to the home or garage. See attached description document for more details on other changes being made.

Will you employ persons that do not live in the home on the property? Yes -or- No No

If yes, how many non-resident employees will work on the site? N/A

How many non-resident employees will work off-site? N/A

Will it be necessary employees working off-site to come to the home? N/A

If so, explain:

N/A

Will customers or clients come to the property? Yes -or- No Yes

How many vehicle trips per day do you anticipate entering and leaving the property in a typical 24 hour period? (this includes employees, customers, deliveries, etc.)?

It is expected that there will be approx. 5 visits in the morning and 5 visits in the evening. See description document for more specifics.

Will any vehicles, other than your private car(s), be used in connection with the home occupation? Yes -or- No No

If so, provide number, size and type of vehicles:

N/A

Do you intend to store supplies and/or materials on the site? Yes -or- No No

Please describe items to be stored and where?

N/A

Are any of the home occupation processes or materials subject to review and permitting by Anoka County Environmental Services? Yes -or- No No

If so, explain and/or provide necessary documents.

N/A

Conditional Use Permit for Dog Kennel at 17860 Nowthen Blvd NW, Ramsey MN – Rebecca Bader and Brandon McManigle

Contact information:

By phone: 262-339-0355 (preferred)

By email: rcbader@gmail.com

Overview

Our Dog Kennel business for this property will be for boarding dogs. The intent of this business is to be family-friendly and convenient, and to allow individualized attention and care of dogs on a smaller scale while dog owners are away. Our vision is to minimize impact to the surrounding properties and the community, while providing a service to the city of Ramsey. There will be no breeding of dogs with the business. Boarding will be offered 365 days per year, using the accessory building located on the property. We will insulate, heat, and cool the building. We will install a large fenced in area for dogs to play.

The dogs will have play time outside and rest time inside the building. The dogs will always be supervised when outside of the building. The dogs will be restrained on a leash when not in the building and when not in the fenced in play area. The dogs will be contained inside the building through the night, between the hours of 9 pm and 7 am. Playtime for the dogs will be in 2 hour time periods approximately twice a day, in the morning and in the afternoon. The dogs will be supervised throughout this play time. Noises will be minimized to the extent possible with the building and the fenced in area. Any dogs that bark or howl to a large extent when outdoors will not be allowed outside for play time, but will be supervised outside with enough time to meet their elimination needs. Dogs will not be permitted to run at large.

Changes to the property

The following are the changes to the property that will be made with this business:

- Accessory building will have:
 - Heat
 - Air conditioning
 - Ventilation
 - a small office/check-in area
 - up to 25 separate dog runs/dog enclosures, at least 30 sq ft each, to hold one dog each
 - each enclosure will meet requirements of Ramsey city code Chapter 10 *proper enclosure* definition
 - the layout for the building is shown on Attachment C
 - sheetrock and a door separating office from dog enclosures
 - Insulation and sheetrock on building walls
- Gravel driveway expansion (as shown on Attachment B)

- The gravel will not add an access point to the property from Nowthen Blvd. It will improve the existing access point that is currently half paved and half unpaved.
 - The permit for this driveway expansion will be obtained separately through the city of Ramsey
- Approximately 4200 sq ft fenced area
 - fence to be 6 ft in height
- One sign will be visible from the street (see Attachment A)
- One sign will be placed on the accessory building (see Attachment A)
 - Note that all signs will meet requirements of Ramsey city code. The applicants will obtain a permit separate from this application for signs on the property.

Dog behavior requirements

Dangerous dogs and nuisance dogs as defined in the Ramsey city code, Chapter 10, will not be permitted to board at this business. Dogs will be required to have vaccinations as defined in the Ramsey city code, Chapter 10, in order to board at this business. Before boarding, dog owners will be required to provide vaccination information and verify with signature, that the dog is not a dangerous dog. Dogs will be not be permitted to *disturb the peace* as defined in Ramsey city code, Section 10. Dogs that are found to be disruptive to other dogs while in the play area will be kept separate from the other dogs, and allowed outside individually.

Dog enclosure cleanliness

The dog enclosures and fenced in area will be continuously maintained in a clean manner. Dog excrement will be cleaned up and placed in a disposal container in a reasonable timeframe (less than 12 hours). The excrement will be removed by the property's waste removal service – Ace Solid Waste, Inc. The amount of waste generated as a result of this business will not require a dumpster but rather can be handled through property's waste removal service.

Dog comfort

Dogs will be provided meals 1-2 times per day. Additional meals and medication will be provided as directed by the dog owner. Dogs will be provided water within the dog enclosure unless otherwise directed by the owner. The accessory building will be maintained at a temperature above 60 deg F and below 80 deg F. Dogs will be provided a blanket and/or a bed depending on the owner's preference.

Emergency Vet

An emergency vet service, Affiliated Emergency Vet Service, in Blaine, MN will be used for any emergent dog care. Dog owners will be required to provide their regular veterinarian information. The regular vet will be contacted as well if needed.

Business Operation

There will be no employees for this business. The business will be operated by the applicants only, Rebecca Bader and Brandon McManigle, both of whom will live on the property.

The business will be conducted only in the accessory building and not in the main residence. There will be two family dogs that will reside in the main residence and will not be associated with the business.

Noise prevention

In order to minimize impact to the neighboring properties, the fenced in area for the dogs will be located south of the accessory building, west of the main residence, and north and east of the wetland boundary. This location was chosen in order to minimize any noises that could carry to neighboring properties. This location is screened by a number of trees as well as an upward slope in the east direction. Google Maps was used to find approximate distances to neighboring properties, and it was found that each residence is over 500 ft away from the accessory building.

Doors and windows inside the accessory building will not be kept open in order to minimize any noise from the dogs while they are indoors. There will be adequate ventilation through the heating and cooling systems to be installed.

Wetland boundary

There will be no part of this business that will be located within the wetland boundary. The wetland boundary was discussed with the Anoka Conservation District, and it was verified that the proposed fenced area as shown on Attachment A, as well as the accessory building, and the driveway, are not within the wetland.

Parking

There will be a 35 foot width of gravel in front of the accessory building for four parking spots (see attached marked up aerial view, Attachment A). These spots are not expected to be filled to capacity but will be available. There will be enough room for cars to turn around near the accessory building without backing all the way to Nowthen Blvd.

Traffic impacts

This business is expected to have little impact to Nowthen Blvd traffic. The number of visits to the site per day is expected to be an average of 5 visits in the morning and 5 visits in the evening, once the business is established. People who board dogs typically board the dogs for at least 2 nights. Many people board dogs for 7 days or longer. The business will expect an average of 15 dogs per day, with the ability to board more dogs to fill the accessory building (up to 25 dogs) during busy times such as holidays including Thanksgiving, Christmas, New Year's, July 4th, Memorial and Labor day, and spring break/Easter. Initially the business is not expected to approach full capacity, with the exception of during holidays.

Additionally, the business will require dog owners to reserve a time slot in advance for drop off and pick up of the dogs. This reservation system will be used to minimize the amount of customers on the property at one time, which subsequently reduces traffic impacts.

The section of Nowthen Blvd that this property is located on is not on a significant curve. Pictures were taken from a position standing at the driveway entrance to the property, looking in the north direction and in the south direction. These pictures are included below. The pictures support that there is not a large curve in Nowthen Blvd in this location.

Picture 1 – View facing north



Picture 2 – View facing south



Additional photos:

Picture 3 – Accessory building



Picture 4 – Area to be fenced for play area – see Attachment A



Picture 5 - Area to be fenced for play area – see Attachment A



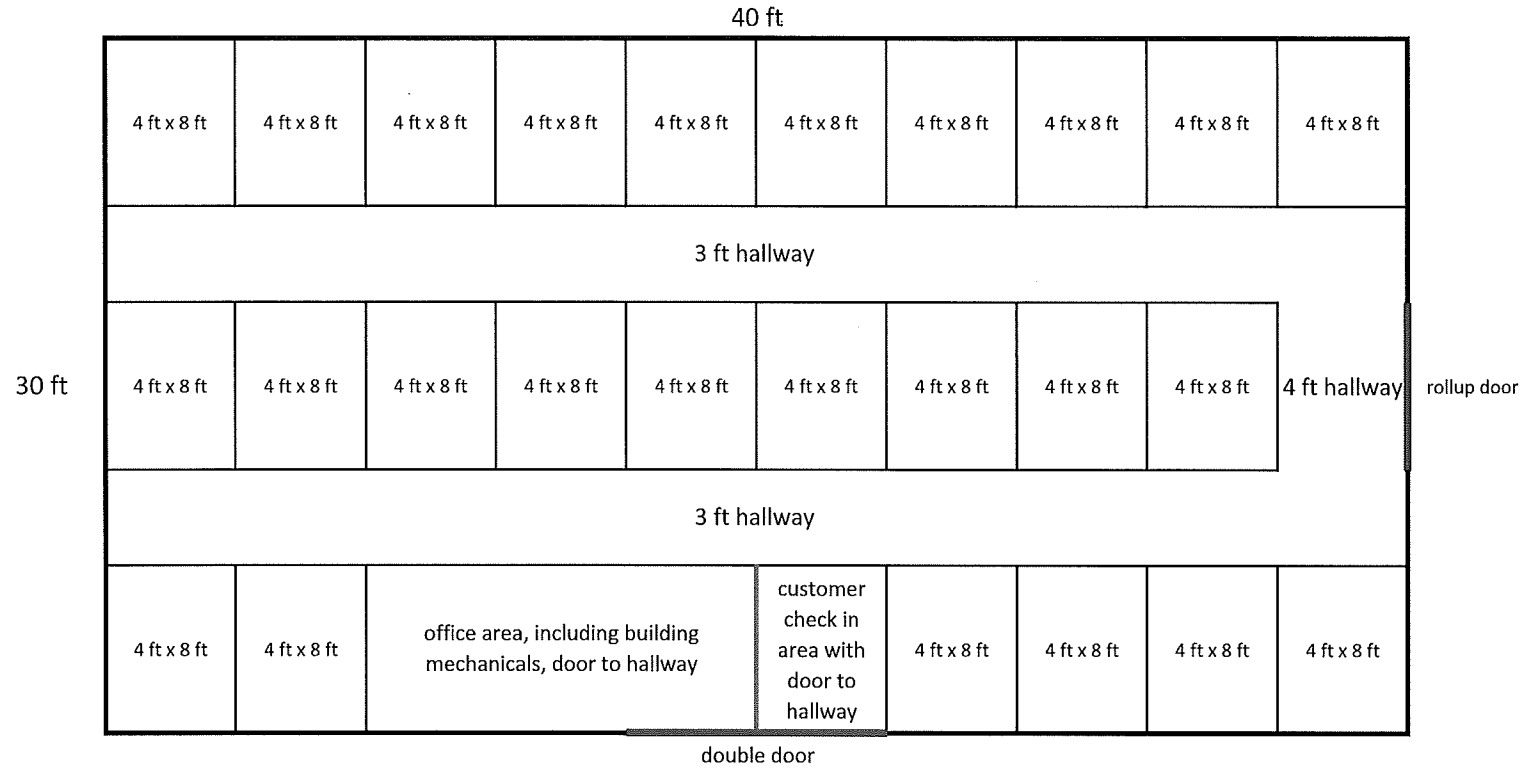
Attachment B



Attachment C

Proposed accessory building general layout

*dimensions are not to scale



25 dog enclosures - 4 ft x 8 ft each, equipped with a dog bed and water dish