

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

**RESOLUTION #18-182**

**A RESOLUTION APPROVING A REQUEST FROM SUNFISH PROPERTIES LLC FOR A CONDITIONAL USE PERMIT TO ALLOW A RELIGIOUS INSTITUTION IN THE B-2 BUSINESS DISTRICT AT THE PROPERTY LOCATED AT 6760 HIGHWAY 10 NW IN RAMSEY, MINNESOTA.**

**RECITALS**

1. CREES Ministries, hereinafter referred to as the “Permittee”, has properly applied for a Zoning Text Amendment and Conditional Use Permit to allow a religious institution in the B-2 Highway Business District on the property generally known as 6760 Highway 10 NW and legally described as follows:  
  
Lot 1, Block 1, Riverside West; subject to easement of record, Anoka County, Minnesota  
  
 (“Subject Property”)
2. The City of Ramsey received an application for a Zoning (Text) Amendment and a Conditional Use Permit from the Permittee on August 13, 2018.
3. 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 September 6, 2018, and that said public hearing was properly advertised and that the minutes of said public hearing are hereby incorporated by reference.
4. That the Subject Property is approximately 1.9 acres in size and is located within the B-2 Highway Business District.
5. That the subject property abuts Highway 10 to the north, properties zoned B-2 to the south and east, Riverdale Park to the southwest, and mixed use properties to the west including a commercial business and townhomes.
6. That religious institutions are not currently identified as a permitted or conditional use in the B-2 Highway Business District.
7. That the Permittee has applied for a Zoning Amendment to add religious institutions as a conditional use in the B-2 Highway Business District.
8. That the stated intent of the B-2 Highway Business District is to provide for and limit the establishment of motor vehicle oriented or dependent and convenience type, high intensity commercial and service activities characteristically located along major traffic carriers.

9. That the Permittee **has not** submitted a floor plan for the modifications to be made to the existing two buildings.
10. That the Permittee will submit information to City Staff prior to execution of the Conditional Use Permit regarding the number of chairs or pews in the worship space so City Staff can determine if parking is adequate onsite.
11. That the Permittee has submitted a site plan that shows no changes to the exterior of the building, which currently includes 48 parking spaces.
12. That the Subject Property is served by a private well and septic system and that documentation must be submitted to the City demonstrating that there is sufficient capacity to accommodate the proposed building improvements. If there is not sufficient capacity, the property must be connected to City Sewer and Water.
13. That the Permittee has stated that additional paving would be installed between the two existing buildings to provide additional parking if needed.
14. 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 religious institution **will/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 religious institution **will/will not** substantially adversely impair the use, enjoyment or market value of any of the surrounding properties.
3. That a religious institution **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 change the essential character of the area.
4. That a religious institution **will/will not** be hazardous to existing or future neighboring uses.
5. That a religious institution **will/will not** impact essential public facilities and services, such as highways, streets, police and fire protection.
6. That a religious institution **will/will not** create excessive additional requirements at public cost for public facilities and services and will be detrimental to the economic welfare of the community.
7. That a religious institution **will/will not** involve uses, activities and equipment that **will/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 the Permittee shall complete an inspection and walkthrough with both the Building Official and Fire Marshall to ensure safety and correct measures are taken for the gathering space.
2. That the Permittee shall apply and receive a new Certificate of Occupancy for the change in use from commercial space to a gathering space, religious institution, child care space, and office spaces.
3. That the Permit specifically prohibits the use of outdoor speaker devices.
4. That the Permittee shall apply separately for any outdoor events, celebrations, block parties, or similar events with the City of Ramsey in order to ensure safety near Highway 10.
5. That the Permittee shall provide a detailed site plan outlining the individual spaces within the two buildings, and the Permittee shall be responsible for obtaining any applicable permits from the **City** to complete these building modifications.
6. That the Permittee shall provide grading and drainage plans to the City for review and approval prior to any surface parking expansion and/or sidewalk installation.
7. That any restriping or repaving of the parking lot will meet City requirements at the time of updating.
8. That this Permit shall be perpetual in duration as long as the terms are herein complied with.
9. That the Permittee shall comply with all state, local, and federal regulations.

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 \_\_\_\_\_ day of \_\_\_\_\_.

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Acting Mayor

**ATTEST:**

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City Clerk



