

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

RESOLUTION #18-200

A RESOLUTION APPROVING SITE PLAN AND ISSUANCE OF A CONDITIONAL USE PERMIT TO ALLOW OUTDOOR STORAGE AS A PRINCIPAL USE ON THE PROPERTY GENERALLY KNOWN AS 9500 156th AVE NW

RECITALS

1. Ramsey Land Company, hereinafter referred to as the “Permittee”, has properly applied for a Conditional Use Permit and Site Plan Review to allow outdoor storage as principal use to expand Rain for Rent business on the property legally described as follows:

Lot 2, Block 1 West Ramsey Industrial Park

(the “Subject Property”)

2. That the Subject Property is located within the E-1 Employment District and is surrounded by properties zoned E-1, B-2, and a railroad.
3. The Subject Property is 2.3 acres.
4. That the Permittee operates Rain for Rent on the property generally known as 9550 156th Avenue NW and is proposing to expand those operations and outdoor storage onto the Subject Property as the business has outgrown its current location.
5. That outdoor storage as a principal use is allowed as a Conditional Use in the E-1 Employment District.
6. That the Permittee is proposing a gravel surface for the outdoor storage, and has also proposed rubble strips on the existing access point to reduce gravel tracking onto public roads.
7. That the Permittee has proposed a new access point off 156th Avenue Northwest.
8. That Lot 1, Block 1 West Ramsey Industrial Park is served by private well and septic; and that there are no plans to extend service to the Subject Property.
9. That the proposed paving, parking areas, and storage areas on the Subject Property conform to all applicable setbacks of the E-1 Employment District.
10. That the proposed use would not produce noise, vibrations, air pollution, fire hazard, or noxious emissions that will disturb or endanger neighboring properties.

FINDINGS OF FACT

1. That outdoor storage as a principal use **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 outdoor storage as a principal use **will/will not** substantially adversely impair the use, enjoyment or market value of any of the surrounding properties.
3. That outdoor storage as a principal 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/will not** change the essential character of the area.
4. That outdoor storage as a principal use **will/not** not be hazardous to existing or future neighboring uses.
5. That outdoor storage as a principal use **will/will not** impact essential public facilities and services, such as highways, streets, police and fire protection.
6. That outdoor storage as a principal use **will/will not** create excessive additional requirements at public cost for public facilities and services and **will/will not** be detrimental to the economic welfare of the community.
7. That outdoor storage as a principal 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**”) and the Site Plan for outdoor storage as a principal use on the **Subject Property** contingent upon the following conditions:

CONDITIONS

1. That this **Permit** allows for outdoor storage as a principal use on the **Subject Property**.
2. That the **Permittee** shall obtain all necessary permits, including a building permit and a zoning permit, prior to construction of a building or fencing on the **Subject Property**.
3. That the **Permittee** shall comply with all applicable local, state, and federal regulations.
4. That this **Permit** shall be perpetual in duration as long as the terms are herein complied with.

5. That the **Permittee** shall comply with plans submitted to City prepared by Louck's, dated September 6, 2018.
6. That the **Permittee** shall be responsible for all City costs incurred in administering and enforcing this **Permit**.
7. 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.
8. That this **Permit** shall automatically expire if the use is not initiated by October 23, 2019.
9. That a compliance certificate for the septic system on the **Subject Property** will be provided to the City before any improvements may take place on the **Subject Property**.
10. That the **Permittee** agrees that there shall be no parking of any vehicles or storage of any items related to the use outside the **Subject Property**. No vehicles or equipment may ever be stored or parked on 156th Avenue NW unless explicitly agreed to by the City.
11. That the **Permit** shall not be issued until final review and approval by the City Engineer, compliance with all comments in ProjectDox, and compliance with staff review letters.

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 23 of October, 2018

PROPERTY OWNER

Ramsey Land Company, 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 Ramsey Land Company, 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

