



## What Would NOT Be Allowed?

- Motor Vehicle Sales
- Motor Vehicle Repair
- Gas Station
- Liquor Stores
- Adult Uses
- Sales of Tobacco

Comment Below:

cont. - Hours of operation -

- History of Day Care - permit

- Lighting of Building / Parking Lot

- Look at how much commercial fits in community.  
TOO much space already.

- CONCERN W/ EXISTING Neighborhood.

- time line & Process.

**From:**  
**To:**  
**Cc:**  
**Subject:**  
**Date:**

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City of Ramsey,

Thank you for the notice of the workshop on discussing the re-zoning of the property on 6139 157th Lane NW. Unfortunately I will be out of the state that week and am unable to attend.

About the re-zoning, I absolutely do not want this property to be re-zoned business of any kind. The letter implies that when the previous two conditional use permits were awarded, that they were done improperly, a mistake. Back in the 1990's when the Lord of Life Church moved out and sold the property, the only buyer was Northern Secretarial Services and the only option the city had was to either re-zone as business, or to keep the property as residential and provide a conditional use permit to allow business use in a residential area. THIS WAS NOT A MISTAKE! This was the best decision the city had available that met with the residents wishes that had to live with the decision. So far. it has worked out well, including when the daycare came in and also when the daycare expanded in the 2000's. To call this decision a mistake is unfair to the city back then, and unfair to the area residents involved with that decision.

To re-zone this property to any kind of business zoning would be against the direct wishes of myself and the other residents that have been living near the daycare for the past several years. As I see it, Lublin Properties requested re-zoning to business/commercial a couple years ago that would allow them to refinance for a significantly higher amount than otherwise with a CUP. This is another attempt to increase the net worth of this property. Business property is much more valuable than a daycare on residential property. I firmly believe that once you force this re-zoning on us area residents, the gas station, bar and grill and whatever else wants to move in will happen rather quickly. You say no drive-throughs or liquor will be allowed, but that is only one quick decision away from happening once the business zoning happens. One of the conditions of the CUP was business hours were limited to 6 am to 6 pm, because it is located in a residential area. What hours restrictions will be enforced on a business zoned area? What about the deteriorating road that is already not being taken care of? What about the extra noise and traffic congestion? I live directly south of the daycare. Living across from a strip mall will directly lower my property values, so that means that I will be subsidizing the new businesses against my will!

I see this move to fix a mistake from 20 sum years ago as really a move to bring in more business tax revenue to the city and increase the property value of the daycare at the expense of the residents of Ramsey that live in close proximity. I am totally against this change of zoning. The CUP was correct when it was done, and is the proper zoning for the best interests of the city and it's residents now.

I am absolutely against any form of re-zoning this property to business anything!

Terrance Petro  
6140 157th Lane NW  
Ramsey, MN 55303  
612-618-3533

**From:**  
**To:**  
**Subject:**  
**Date:**

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Good evening,

My name is Sara Lahti, I'm a resident in the neighborhood down the street from The Learning Lodge. I am concerned with the changes in the zoning of the property. I do not feel a commercial zone is appropriate. There are many children in the neighborhood and traffic is bad as is. The intersection of County road 5 and 157th Ln would definitely need to be re-evaluated. If it is commercial then the use it is currently used for ( daycare) is okay, I just don't want it to become anything more. I feel any additional business would decrease appeal to the neighborhood and hence make our property value decrease.

Thank you for listening to my concerns

Sara Lahti  
651-208-8957  
6914 157th LN NW  
Ramsey

Sent from my iPhone