

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

RESOLUTION #19-037

A RESOLUTION APPROVING THE ISSUANCE OF A CONDITIONAL USE PERMIT TO ALLOW MOTOR VEHICLE SALES IN THE B-2 HIGHWAY BUSINESS DISTRICT AT THE PROPERTY GENERALLY KNOWN AS 8000 HIGHWAY 10 NW AND DECLARING TERMS OF SAME:

RECITALS

1. Druk Classic Auto dba Druk Auto Sales, hereinafter referred to as the “Permittee” has properly applied for a Conditional Use Permit to allow motor vehicle sales on the property generally known as 8000 Highway 10 NW and legally described as follows:

Lot 1, Block 2 Alpaca Estates, Anoka County, Minnesota

(“Subject Property”)

2. 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 February 7, 2019, and that said public hearing was properly advertised and that the minutes of said public hearing are available.
3. That the Subject Property is zoned B-2 Highway Business District and is approximately 1.1 acres in size.
4. That motor vehicle, implement, and recreation equipment sales and service is a conditional use in the B-2 Highway Business District.
5. That the Subject Property abuts Riverdale Drive NW to the south, Highway 10 to the north, Armstrong Boulevard to the west, and parcels to the east and west of the Subject Property are zoned B-2 Highway Business District.
6. That the Permittee has submitted a site plan indicating staging of motor vehicles inside the building as well as in the southeast existing parking lot.
7. That Section 117-115 of the City Code requires all parking and pavement (including maneuvering, sales, and display areas) be setback from the street right-of-way a distance of at least twenty (20) feet.
8. That City Code Section 117-356 (Commercial and Industrial Development Off-Street Parking) requires one (1) dedicated customer parking space for every ten (10) vehicles displayed; three (3) dedicated customer parking spaces for each enclosed bay; and one (1) dedicated parking space for each full time employee.
9. That vehicles displayed for sale shall be restricted to bituminous or concrete surfaces only.

10. That the Planning Commission met on February 7, 2019, conducted a public hearing and recommended City Council approval of the request.

FINDINGS OF FACT

1. That motor vehicle sales 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 motor vehicle sales will not substantially adversely impair the use, enjoyment or market value of any of the surrounding properties.
3. That the motor vehicle sales operation will 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 motor vehicle sales will not be hazardous to existing or future neighboring uses.
5. That motor vehicle sales will not impact essential public facilities and services, such as highways, streets, police and fire protection.
6. That motor vehicle sales will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
7. That motor vehicle sales 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 motor vehicle sales on the Subject Property contingent upon the following conditions:

CONDITIONS

1. That this **Permit** allows for motor vehicle sales to occur on the **Subject Property**.
2. That this **Permit** is contingent upon final review and approval by the Building Official, Fire Marshall, and City Engineer, including a new Certificate of Occupancy (CO) if deemed necessary.

3. That there shall be no parking or maneuvering on any unpaved area at any time on the **Subject Property**.
4. That the **Permittee** shall ensure that any new or upgraded parking and pavement onsite complies with Section 117-115 of the City Code, which requires a setback of at least twenty (20) from adjacent street right-of-way for all parking and pavement (including maneuvering, sales, and display areas).
5. That the striping of the paved areas shall be in compliance with the City Code; the **Permittee** shall submit plans to the City of Ramsey prior to any paving or striping for proper permitting. The **Permittee** shall stripe all required customer and employee parking stalls and those stalls shall not be used for any use other than customer or employee parking.
6. That the **Permittee** shall maintain the **Subject Property** in compliance with City Code Section 117-356 (Commercial and Industrial Development Off-Street Parking) and Chapter 30 (Nuisances) at all times.
7. That there shall be no salvaging of parts from inoperable motor vehicles on site to be used to repair other motor vehicles.
8. That there shall be no repair of motor vehicles on the **Subject Property** at any time.
9. That there shall be no outside storage of parts or cannibalized vehicles on the **Subject Property**.
10. That the **Permittee** shall obtain all necessary permits to complete any required building modifications or site modifications.
11. That the **Permittee** (or any other tenants) shall obtain all necessary licenses to lawfully operate motor vehicle sales operations on the **Subject Property**.
12. That the **Permittee** shall maintain all required drive aisle widths in accordance with City Code Section 117-356.
13. That this **Permit** shall be perpetual in duration as long as the terms are herein complied with.
14. That the **Permittee** shall be responsible for all City costs incurred in administering and enforcing this **Permit**.
15. 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.
16. That this **Permit** shall automatically expire if the use is not initiated within 365 days of the date of this approval.

17. That the **Permittee** shall not park any vehicles on any public roads or right-of-way, including Armstrong Boulevard. There shall never be any display vehicles anywhere but the designated display area on the site plan or inside the building.
18. That the **Permittee** shall apply for a Building Permit for any interior or exterior changes or modifications, including the proposed door, and a Zoning Permit for new paving.
19. That the **Permittee** shall apply for a Sign Permit for any new sign and this **Permit** does not provide any approval on proposed signage.
20. That the **Permittee** shall conduct a walkthrough of the building with the Building Official and Fire Marshal to determine required changes and shall complete said required changes prior to allowing customers onsite.

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 26th day of February, 2019.

Exhibit 1: Site Plan

