

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

RESOLUTION #19-209

RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR HOPE FELLOWSHIP OF RAMSEY TO OPERATE A RELIGIOUS INSTITUTION IN THE B-1 GENERAL BUSINESS DISTRICT AT 6000 167th AVE NW BASED ON FINDINGS OF FACT AND DECLARING THE TERMS OF SAME

RECITALS

1. Hope Fellowship of Ramsey, hereinafter referred to as “Permittee”, has properly applied to the City of Ramsey (the “City”) for a conditional use permit (the “Permit”) to operate a Religious Institution, including church and parish offices, in the B-1 General Business District on the property generally referred to as 6000 167th Avenue NW and legally described as follows:

The north 426.29 feet, as measured along west line, of that part of southwest ¼ of southeast ¼ of Section 11 Township 32 Range 25 lying westerly of centerline of thence number 47, extended road, subject to easement of record.

(the “Subject Property”)

2. That the Permittee appeared before the Planning Commission for a public hearing pursuant to Section 117-51 of the Ramsey City Code on September 5, 2019, and that the public hearing was properly advertised and that the minutes of said public hearing are hereby incorporated by reference.
3. That the City Council met on September 24, 2019 and approved the Conditional Use Permit.
4. That the Subject Property is zoned B-1 General Business District; the adjacent parcels to the west and south are zoned R-1 Residential (Rural Developing), the property to the north is zoned B-1 General Business District (north side of 167th Avenue NW) and the properties to the east (east side of Highway 47) is zoned PUD Planned Unit Development.
5. That the B-1 General Business District allows Religious Institutions as a Conditional Use.
6. That there have been no code enforcement violations with the tenant on the Subject Property.
7. That the Building is a multitenant strip mall building and the Permittee is proposing to utilize approximately 3,500 square feet of the building located at 6000 167th Avenue NW for the purpose of a Religious Institution.
8. That the Permittee is not proposing any building modifications associated with the use.

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FINDINGS OF FACT

1. That the proposed use **will not** adversely impact traffic in the area.
2. That the proposed use **will not** be dangerous or detrimental to persons residing or working in the vicinity of the use or to the public welfare.
3. That the proposed use **will not** substantially or adversely impair the use, enjoyment or market value of surrounding properties.
4. That the proposed use **will** be operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and such use **will not** change the essential character of the area.
5. That the proposed use **will not** create additional requirements at public cost for public facilities and services.
6. That the proposed use **will not** be detrimental to the economic welfare of the community.
7. That the proposed use **will not** be disturbing or hazardous to existing or future neighboring uses.
8. That the proposed use **will not** involve uses, activities, processes, materials and equipment and conditions of operation that may be detrimental to any persons, property or the general welfare, by reason of excessive production of traffic, noise, smoke, or glare.
9. That the proposed use **will** be in accordance with the objectives of the intent of Section 117-51 Conditional Use Permits of the City Code.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

This **Permit** is issued pursuant to Section 117-51 of the Ramsey City Code. The conditions of this **Permit** are as follows:

1. That the **Permittee** shall comply with the findings of the inspection and walkthrough with both the Building Official and Fire Marshal to ensure safety and correct measures are taken for the gathering space.
2. That the **Permit** allows for a Religious Institution at the **Subject Property**, and does not permit commercial sales, storage of any items except those related to Hope Fellowship and/or the Religious Institution use, or renting of space for storage. There shall never be any outdoor storage related to the use.

3. That the **Permittee** shall maintain a Certificate of Occupancy for the change in use from commercial space to a gathering space, religious institution, and office spaces.
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 47.
5. That the **Permittee** shall be responsible for obtaining any applicable permits from the **City** to complete these building modifications.
6. That there shall be no parking related to the use along any City of Ramsey streets, including 167th Avenue NW and Highway 47.
7. That this **Permit** shall be perpetual in duration as long as the terms are herein complied with.
8. 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 24th day of September, 2019.

HOPE FELLOWSHIP OF RAMSEY

By: _____

Its: _____

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing was acknowledged before me this ____ day of _____, 2019, before me, a Notary Public, personally appeared _____, 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

CITY OF RAMSEY:

By: _____
Mayor

By: _____
City Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

On this ____ day of _____, 2019, before me, a Notary Public, personally appeared John LeTourneau and JoAnn M. Thieling, to me personally known, who, being each by me duly sworn did say that they are respectively the Mayor and City Clerk of the City of Ramsey, the Municipal Corporation named in the foregoing instrument, and seal affixed to said instrument is the corporate seal of said Municipal Corporation, and the said instrument was signed and sealed on behalf of said Municipal Corporation by authority of its City Council and said John LeTourneau and JoAnn M. Thieling acknowledge said instrument to be the free act and deed of said Municipal Corporation.

Notary Public

The document drafted by:
The City of Ramsey
7550 Sunwood Dr NW
Ramsey, Minnesota 55303

This document reviewed by:
Ratwik, Roszak & Maloney, P.A.
730 Second Avenue South #300
Minneapolis, MN 55402