

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

RESOLUTION #19-081

A RESOLUTION APPROVING THE ISSUANCE OF A VARIANCE TO SETBACKS FROM PUBLIC RIGHT-OF-WAY FOR OFF-STREET PARKING AND MANEUVERING AREAS ON THE PROPERTY GENERALLY KNOWN AS 6601 MCKINLEY STREET NW AND DECLARING TERMS OF SAME

RECITALS

1. ACE Solid Waste, Inc., hereinafter referred to as the “Permittee”, has properly applied for a Variance to setbacks for off-street parking and maneuvering areas from right-of-way located at 6601 McKinley Street NW and legally described as follows:

Lot 1 and 1A, Block 1, Ace Addition, Anoka County, Minnesota

 (“Subject Property”)
2. That the Permittee appeared before the Planning Commission for a public hearing pursuant to Section 117-53 of the Ramsey City Code on April 4, 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 Subject Property is zoned E-2 Employment and the surrounding parcels are zoned E-2 Employment District, E-1 Employment District, and PUD (Planned Unit Development).
4. That the Permittee currently operates a transfer station (the “Transfer Station”) on the Subject Property and is proposing an expansion of the Transfer Station, including additional off-street parking and maneuvering areas for refuse trucks and a small pad for the potential for public drop-off of various recyclable materials.
5. That City Code Section 117-116 (E-2 Employment District) requires parking and pavement (includes maneuvering areas) to be setback from street right-of-way at least twenty (20) feet.
6. That the Permittee is proposing to add eleven (11) new parking stalls for refuse trucks along the eastern boundary of the Subject Property.
7. That the depth of the proposed parking stalls is forty-five (45) feet.
8. That there would be a drive lane width of approximately thirty (30) feet between the parking stalls and the addition to the Transfer Station.

9. That the curb/gutter and pavement for the additional refuse truck parking stalls will be six (6) feet from the right-of-way boundary of Basalt Street.
10. That Basalt Street, while a public road, is unimproved and provides the only access for one (1) property (east side of Basalt Street) and provides a second access for another property (primary access for this property is off of 141st Ave).
11. That Basalt Street does not serve as a through street; it dead ends at the Subject Property, thus eliminating any through traffic.
12. That a 'convenience center' concrete pad is proposed just outside the chain link fence to provide the public an opportunity to drop off various recyclable materials.
13. That the Permittee is attempting to provide an enhanced recycling opportunity by making available to the public a location to drop off recyclable materials year round.
14. That the adjacent property to the west has pavement up to the public road right-of-way.

FINDINGS OF FACT

1. That the location of the off-street parking and maneuvering area will not impair an adequate supply of light and air to adjacent property.
2. That the location of the off-street parking and maneuvering area will not unreasonably increase the congestion on the public street.
3. That the location of the off-street parking and maneuvering area will not have the effect of allowing any use prohibited in the E-2 Employment District.
4. That the location of the off-street parking and maneuvering area will not permit a lesser degree of public health, safety, and general welfare protection than established by Chapter 117 of the Ramsey City Code or permit standards which are lower than those required by state law.
5. That the location of the off-street parking and maneuvering area will not increase the danger of fire or endanger the public safety.
6. That the location of the off-street parking and maneuvering area will not unreasonably diminish or impair established property values within the neighborhood, or in any way be contrary to the intent of Chapter 117 of the Ramsey City Code.
7. That the location of the off-street parking and maneuvering area will 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.

8. That the location of the off-street parking and maneuvering area will not violate the intent and purpose of the Comprehensive Plan.
9. That the location of the off-street parking and maneuvering area will be in accordance with the objectives of the intent of Section 117-53 (Variances) of the Ramsey City Code.

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

That the Ramsey Planning Commission hereby grants approval of a variance (the “**Variance**”) to install off-street parking improvements (the “**Improvements**”) within the required setback from road right-of-way on the **Subject Property** contingent upon the following conditions:

CONDITIONS

1. That there shall be no other improvements constructed on the **Subject Property**, unless in full accordance with City Code.
2. That the **Permittee** shall construct the **Improvements** in accordance with all other provisions of City Code Sections 117-116 (E-2 Employment District).
3. That the **Permittee** agrees to construct the **Improvements** as shown in **Exhibit 1**.
4. That this **Variance** shall be perpetual in duration as long as the terms are herein complied with.
5. That the **Permittee** shall be responsible for all City costs incurred in administering and enforcing this **Variance**.
6. That the **Permittee** shall obtain all necessary permits prior to commencing any construction of the **Improvements**, including a Building Permit for the building addition.
7. That the City Administrator, or his/her designee, shall have the right to inspect the **Subject Property** for compliance and safety purposes annually or at any time, upon reasonable request.
8. That this **Variance** shall automatically expire if the use is not initiated by April 4, 2020, and issuance of the Building Permit for the building expansion shall constitute initiation.

The motion for the adoption of the foregoing resolution was duly seconded by Commissioner _____, 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 Planning Commission this the 4th day of April, 2019.

Exhibit 1 Site Plan



