

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

RESOLUTION #19-100

A RESOLUTION APPROVING THE ISSUANCE OF VARIANCES TO CONSTRUCT A PRIVATE COMMERCIAL WELL AND SEPTIC SYSTEM IN THE MUSA

RECITALS

1. Ralph LLC, hereinafter referred to as the “Permittee”, has properly applied for a Sketch Plan, Site Plan and Conditional Use Permit for M & G Trailer which requires a variance to the City Code requirements to connect to public utilities to construct a trailer sales and service business at the property generally known as 9349 Highway 10 NW and legally described as Outlot D Northfork (the “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 June 6, 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 in the 2030 and 2040 Metropolitan Urban Service Area (MUSA), which requires connection to City sewer and water (utilities) under Section 117-88.
4. That the Subject Property is zoned B-2 Business District.
5. That the adjacent property is zoned B-2 Business District, and the site abuts right-of-way for Highway 10 to the south, and the railroad to the north and east. Across the railroad, the properties are zoned Public/Quasi Public (trail corridor) and PUD (Rural Residential - Northfork Subdivision).
6. That the Subject Property is approximately 7 acres.
7. That this variance is part of a larger request for a Conditional Use Permit (CUP) for trailer sales and service, a site plan, and a plat at the Subject Property.
8. That the closest City utilities are more than one half (.5) mile away from the Subject Property and the City does not plan to extend utilities to this area for this single project, nor is it financially feasible for the Applicant to extend utilities to this area at this time.

FINDINGS OF FACT

1. That the proposed use **will not** adversely impact traffic in the area.

2. That the proposed use **will not** substantially or adversely impair the use, enjoyment or market value of surrounding properties.
3. That the proposed use **will be** constructed 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.
4. That the proposed use **will not** create additional requirements at public cost for public facilities and services.
5. That the proposed use **will not** be detrimental to the economic welfare of the community.
6. That the proposed use **will not** be disturbing or hazardous to existing or future neighboring uses.
7. 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.

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 variances to allow a private commercial well and septic system at 9349 Highway 10 NW contingent upon the following conditions:

CONDITIONS

1. That this **Permit** shall be perpetual in duration as long as the terms are herein complied with.
2. That the **Permittee** shall connect to City utilities within two (2) years of utilities being adjacent to the site. The **Permittee** also agrees to be specially assessed for the benefit of utilities pursuant to the then City Special Assessment Policy.
3. That the **Permittee** shall be responsible for all City costs incurred in administering and enforcing this **Permit**.
4. That the **Permittee** shall obtain all necessary permits prior to commencing any construction of the **Building**, including a Building Permit, and that this **Permit** shall be contingent upon final review and approval by the Building Official and Fire Marshal.

5. 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.
6. That this **Permit** shall be tied to the recording of the Conditional Use Permit and Development Agreement for M&G Trailers on the Subject Property.

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 6th of June, 2019.

