

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

RESOLUTION #19-183

A RESOLUTION APPROVING THE ISSUANCE OF A CONDITIONAL USE PERMIT TO ALLOW AN OVERSIZED SECOND GROUND SIGN ON THE PROPERTY LOCATED AT 8930 HIGHWAY 10 NW AND DECLARING TERMS OF SAME

RECITALS

1. Lazydays of Minneapolis, LLC (dba Lazydays), hereinafter referred to as the “**Permittee**”, has properly applied for a Conditional Use Permit to maintain an oversized second ground sign on the property generally known as 8390 Highway 10 NW and legally described as follows:

Lots 1, 2 and 3, Block 1 ALPACA ESTATES 4TH ADDITION, except Parcel 22, Anoka County Highway Right of Way Plat No. 90, Anoka County, Minnesota

(the “**Subject Property**”)

2. That Lazydays of Minneapolis, LLC (dba Lazydays), is the owner of the **Subject Property**.
3. The City of Ramsey received an application for a Conditional Use Permit to maintain an oversized second ground sign on the **Subject Property** on July 11, 2019.
4. That the **Subject Property** is located within the B-2 Business District as are the properties to the east, west, and south, while the properties to the north (across Highway 10) are within The COR District.
5. The **Subject Property** is approximately 10.86 acres in size.
6. That the **Subject Property** is located within the Armstrong Boulevard Interchange Overlay District, which allows a ground sign with an area not to exceed 150 square feet and a height up to fifty (50) feet.
7. That the **Subject Property** abuts Riverdale Drive, Llama Street, and Highway 10 NW.
8. That there is currently one (1) existing ground sign on the **Subject Property** that is forty-nine (49) square feet in size and twenty-two (22) feet tall.
9. That City Code Section 177-519(a)(2) allows properties with one or more road frontages to maintain two (2) ground signs; the primary sign, which, due to the Overlay District, can be 150 square feet in size and fifty (50) feet in height and a secondary ground sign that is fifty (50) square feet or less in area and not taller than twelve and a half (12.5) feet.

10. That the **Permittee** is proposing to construct a new, fifty (50) foot tall ground sign with an area of 150 square feet, which would be considered the primary ground sign (the “Primary Ground Sign”).
11. That the **Permittee** prefers to retain the existing ground sign to serve as their second ground sign (the “Secondary Ground Sign”).
12. That both the proposed **Primary Ground Sign** and the **Secondary Ground Sign** would be located along the northern boundary of the Subject Property, facing Highway 10.

FINDINGS OF FACT

1. That the oversized Secondary Ground Sign 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 the oversized Secondary Ground Sign will not substantially adversely impair the use, enjoyment or market value of any of the surrounding properties.
3. That the oversized Secondary Ground Sign 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 the oversized Secondary Ground Sign will be harmonious with and in accordance with the specific objectives of the comprehensive plan.
5. That the oversized Secondary Ground Sign will not be hazardous to existing or future neighboring uses.
6. That the oversized Secondary Ground Sign will not impact essential public facilities and services, such as highways, streets, police and fire protection, drainage structures, or schools.
7. That the oversized Secondary Ground Sign 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.
8. That the oversized Secondary Ground Sign 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.
9. That the oversized Secondary Ground Sign will be consistent with the intent and purposes of this chapter.

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 an oversized Secondary Ground Sign on the **Subject Property** contingent upon the following conditions:

CONDITIONS

1. That this **Permit** allows for an oversized Secondary Ground Sign on the **Subject Property**, not to exceed fifty (50) square feet in area or twenty-two (22) feet in height.
2. That the **Permittee** shall obtain all necessary permits, including a Sign Permit, prior to construction of the Primary Ground Sign on the **Subject Property**.
3. That the **Permittee** shall comply with all applicable local, state, and federal regulations.
4. That no part of the oversized Primary Ground Sign, above or below ground, shall encroach within any drainage and utility easement on the **Subject Property**.
5. That no additional ground signs will be permitted on the **Subject Property** unless in full compliance with City Code.
6. That this **Permit** shall be perpetual in duration as long as the terms are herein complied with.
7. That the **Permittee** shall be responsible for all City costs incurred in administering and enforcing this **Permit**.
8. 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.
9. That this **Permit** shall automatically expire if the use is not initiated by August 12, 2020 and issuance of a Sign Permit for the Primary Ground Sign shall be considered as initiating the use.

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 12th day of August, 2019

