

STATE OF MINNESOTA
COUNTY OF ANOKA

CITY OF RAMSEY
Code Enforcement Unit



March 24, 2020

Nikolay Vladyka
11824 Winnetka Ave North
Champlin, Mn 55316

- **Notice of Conditional Use Permit Violations** -

RE: Conditional Use Permit Violations on Anoka County PID # 35-32-25-31-0012

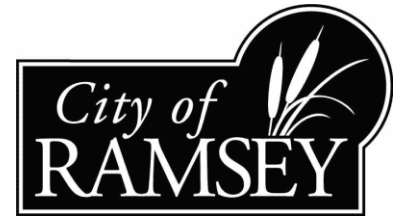
Dear Property Owner,

The City of Ramsey previously approved a Conditional Use Permit (CUP) for the property identified as 6021 Highway 10 NW for the purposes of allowing a trucking business in the H-1 Highway 10 District. The Conditional Use Permit (CUP) for Truck Garant was approved by Resolution #18-211 by the Ramsey City Council. That Resolution stated the following Findings of Fact and Conditions a number of which are currently being violated which are outlined in this letter.

City Staff request an in person inspection of the property the week of March 30th, 2020 including the interior of structures.

FINDINGS OF FACT

1. That a trucking company 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 a trucking company will not substantially adversely impair the use, enjoyment or market value of any of the surrounding properties.
3. That a trucking company 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 a trucking company will not be hazardous to existing or future neighboring uses.
5. That a trucking company will not impact essential public facilities and services, such as highways, streets, police and fire protection.
6. That a trucking company 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 a trucking company will not involve uses, activities and equipment that will not be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.



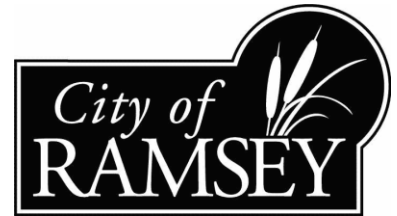
CONDITIONS OF APPROVAL

1. That no inoperable vehicles or vehicle parts shall be stored outdoors.
2. That no vehicle maintenance or fabrication services are provided to the general public.
3. That no construction material hauled by Truck Garant shall return to the **Subject Property** for storage for any duration of time.
4. That the Permittee shall provide grading and drainage plans to the City for review and approval prior to any surface parking expansion and/or sidewalk installation.
5. That any restriping or repaving of the parking lot will meet City requirements at the time of updating.
6. That the Subject Property shall have adequate parking for the use before being issued a Certificate of Occupancy.
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.

Based on City Staff inspection of the property Staff has identified the following violations of the Findings and Conditions of the approved Conditional Use Permit (CUP). You have thirty (30) days from the date of this letter to eliminate the following violations:

- **Removal of inoperable vehicles**





- **Removal of vehicle parts that are stored outdoors**

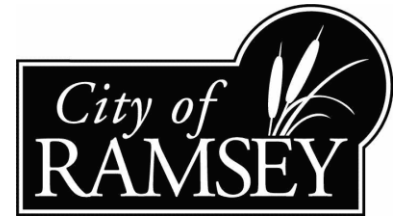


- **Removal of construction material**



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- **Removal of personal recreational vehicle storage**



- **Removal of Burning Barrel presenting danger to public welfare**



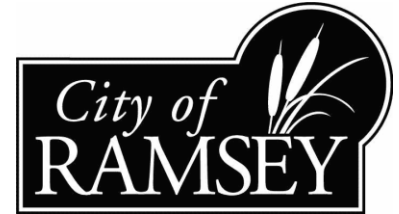
If the identified violations are not rectified within thirty (30) days from the date of this notice, City Staff will bring the Conditional Use Permit (CUP) for Truck Garant before the Ramsey Planning Commission and City Council for consideration of revocation.

You may request a hearing before a Hearing Examiner regarding these violations. Your request must be filed in writing addressed to the Chief of Police within fourteen (14) days from the date

City of Ramsey ♦ 7550 Sunwood Dr NW ♦ Ramsey, MN 55303
City Hall (763) 427-1410 ♦ Police Administration (763) 427-6812

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you receive this notice and your request **MUST** identify with specificity the basis for your objection to the interpretation of the Code and the Notice of Violation for requesting the hearing. A \$250 filing fee must also accompany your hearing request. The Police Chief's name and address is as follows:

Jeff Katers, Chief of Police
Ramsey Police Department
7550 Sunwood Drive NW
Ramsey, MN 55303

If you fail to correct the violations and come into compliance with the City Code or request a hearing within the fourteen (14) day period, you may be subject to an administrative fine AND the City will come onto the Property and correct (abate) the violations, and assess the costs of abatement along with any penalties and interest incurred. Those costs will be certified to the county auditor and will be collected along with current taxes the following year or in annual installments not exceeding ten as the City Council may determine. The assessments will remain a perpetual lien on the Property until paid in full.

You are further notified that any item removed from the Property by the City will be held for 15 days prior to disposal. Within said 15 days you may reclaim the items held by the City after paying all fees incurred by the City associated with the abatement. If you do not contact the City within 15 days to reclaim the items, all items will be disposed of and sold. Any abated items that are reclaimed and returned to the Property owner that are found to be in violation of the City Code's nuisance provisions shall be abated immediately by the City.

Please contact the Community Development Department at (763) 433-9824 should you have any questions on the information outlined above.

Sincerely,

Eric Maass
Community Development Department

CC: Roman Gadaskin, Property Owner