

Councilmember \_\_\_\_\_ introduced the following resolution and moved for its adoption:

**RESOLUTION #20-164**

**A RESOLUTION APPROVING A CONDITIONAL USE PERMIT  
FOR OUTDOOR STORAGE FOR TEAM PACKAGING  
AT 14799 JACKAL STREET NW, SUITE 400 IN RAMSEY**

**RECITALS**

1. Team Packaging, hereinafter referred to as the “Permittee” has properly applied for a Conditional Use Permit to for outdoor storage at the property generally described as 14799 Jackal Street NW, Suite 400 and legally described as follows:

Lot 1, Block 1, Bunker Lake Industrial Park 2<sup>nd</sup> Addition, Anoka County, Minnesota

(“Subject Property”)

2. That the Permittee appeared before the Planning Commission on August 6, 2020, and for a public hearing in front of the City Council on August 25, 2020 that said 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-3 Employment District and the Permittee leases a space in a multi-tenant industrial building.
4. That open and outdoor storage as an accessory use is allowed via a Conditional Use Permit provided that:
  - a. Storage area is surfaced with concrete or bituminous.
  - b. This use does not take up parking space or loading area as required for conformity to this chapter.
  - c. The provisions of Section 117-51 are considered and satisfactorily met.
  - d. Open and outdoor storage shall be screened from adjacent properties and public right-of-way.
5. That the Subject Property abuts properties also zoned E-3 Employment District.
6. That the Permittee recently relocated to the Subject Property from another Ramsey address and utilized outdoor storage at their previous location for approximately 6 years with no complaints.
7. That the Property Owner has agreed to the request and signed off on the Application.
8. That items stored outdoors will not be visible from Bunker Lake Boulevard.

## FINDINGS OF FACT

1. That the outdoor storage 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 outdoor storage will not substantially adversely impair the use, enjoyment or market value of any of the surrounding properties.
3. That the outdoor storage 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 outdoor storage will not be hazardous to existing or future neighboring uses.
5. That the outdoor storage will not impact essential public facilities and services, such as highways, streets, police and fire protection.
6. That the outdoor storage 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 the outdoor storage 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.

## **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 outdoor storage on the Subject Property contingent upon the following conditions:

## CONDITIONS

1. That this **Permit** allows for outdoor storage to occur on the **Subject Property**.
2. That this **Permit** is tied to the approved site plan for outdoor storage and any expansion or changes will require an amendment to this **Permit**.
3. That the **Permittee** shall maintain the Subject Property in compliance with City Code Sections 117-356 (Commercial and Industrial Development Off-Street Parking), Chapter 117 (Zoning and Subdivisions), Article II (Zoning) Division 8 (Signs), and Chapter 30 (Nuisances) at all times.
4. That there shall be no outside storage of junk on the **Subject Property**.

5. That all items of outdoor storage shall be related to the business use onsite (pallets, wood, packaging materials) and there shall be no items of personal storage or unrelated items stored onsite.
6. That the outdoor storage nearest the internal roadway shall be fenced in and shall not include barbed wire due to the proximity to sports centers and recreational businesses that have children onsite.
7. That all racks shall be approved by the Building Official for safety to ensure they cannot be knocked over.
8. That the Fire Marshal shall approve all outdoor storage areas to ensure it allows for adequate turning room for emergency vehicles and access to emergency equipment onsite.
9. That the **Permittee** shall obtain all necessary permits to complete any required building modifications.
10. That the **Permittee** shall maintain all required drive aisle widths in accordance with City Code Section 117-356.
11. That this **Permit** shall be perpetual in duration as long as the terms are herein complied with.
12. That the **Permittee** shall be responsible for all City costs incurred in administering and enforcing this Permit.
13. 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.
14. That this **Permit** shall automatically expire if the use is not initiated by August 25, 2021.
15. That the **Permittee** shall submit a striping plan to be approved by City Staff showing:
  - a. Striping (painting) around each storage area behind the building to allow a clear indication of where storage is allowed.
  - b. No parking striped/painted on the pavement in areas deemed as no parking by the Fire Marshal for public safety.
  - c. Striping between the racks and the fenced in area to prevent parking in that area for Public Safety purposes.

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 25 day of August, 2020.

