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August 4th, 2020

RE: Inspection at Anoka County PID # 29-32-25-14-0008 (8050 147th Ave NW)

On Monday, August 3rd, 2020 at 10 AM, I conducted an inspection with the property owner and tenants of 8050 147th Avenue NW in Ramsey. At the beginning of the inspection, I made note to all parties that an abatement had been approved by City Council and that the reason I was there was to create an inventory of items to be abated. I also stated the violations that were aware to me at that time were off-street parking violations, and junk items throughout the property.

During the inspection, the tenants discussed how they run two separate businesses out of the building. The property owner, John Leukam, stated this wasn't allowed as part of his lease agreement, and that it would be grounds for eviction. The two businesses on site include a trucking company with tenant Dale Kopplow, and an auto repair for international sales business with tenant Bill Nwameme. An associate of Dale's by the name of Mark Christensen was also present during the inspection. Multiple vehicles scattered throughout the property belonged to members of the inspection or were being temporarily stored there by them. A semi-truck and trailer belonging to Dale was parked along 147th Ave NW, as well as a truck with various equipment in the truck bed parked along Ferret St NW.

Throughout my inspection, I noticed that the entire area was grass and dirt, which are not approved parking surfaces. I noted to the group that an Interim Use Permit could be pursued depending on the paving plan presented to the City Council and their decision at the meeting. Otherwise they would not be allowed to park anything on the grass and dirt. They seemed open to the idea of pursuing an Interim Use Permit to allow for appropriate parking. There is also temporary fencing installed on metal props to block the junk from the road. I informed them that all junk will need to be stored and a permit would be necessary for the fence.

At least 30 vehicles are in the southwest portion of the property which is the area for Bill's business. About half of the vehicles are missing licenses, and the ones that do have licenses do not have current tabs. I stated this was another violation that would need to be resolved. Bill inquired if tabs/licenses would be required for fixing and sales to Africa, which is the majority of his business. Dale inquired if one vehicle could be allowed for a restoration project on commercial properties, similar to how they are allowed for residential properties.

I notified everyone present that an abatement notice would be drafted soon with a scheduled abatement notification arriving shortly after. I gave them a rough time frame of one to two weeks when asked about the abatement process. The tenants wanted to know if there was an appeal process for an abatement decision/resolution by City Council. I told everyone that I would send answers to their questions in the coming days and left the property.

Brian McCann
Planning Technician, City of Ramsey

Pictures of the inspection can be found in the Code Enforcement case folder under Inspection Photos 8.03.20