

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

RESOLUTION #20-027

A RESOLUTION APPROVING THE ISSUANCE OF A CONDITIONAL USE PERMIT TO ALLOW AN OVERSIZED GROUND SIGN ON THE PROPERTY LOCATED AT 7990 SUNWOOD DRIVE NW AND DECLARING TERMS OF SAME

RECITALS

1. RGH Ramsey LLC, hereinafter referred to as the “**Permittee**”, has properly applied for a Conditional Use Permit to construct and maintain an oversized ground sign on the property generally known as 7990 Sunwood Drive NW and legally described as follows:

Lot 1, Block 1 COR TWO

(the “**Subject Property**”)
2. That the City of Ramsey (the “**City**”) received an application for a Conditional Use Permit to allow the construction and maintenance of an oversized ground sign on the **Subject Property** on January 10, 2020.
3. That the **City** is the current owner of the **Subject Property**.
4. That the **Permittee** has an active Purchase Agreement with the **City** for Lots 1-3, Block 1 COR TWO, which includes the **Subject Property** (Lot 1).
5. That the **Subject Property** is located within the COR-2 District as are all the surrounding properties.
6. The **Subject Property** is approximately 1.37 acres in size.
7. That the **Permittee** is proposing construct a seventy-five (75) foot tall, 324 square foot, ground sign (the “**Sign**”) on the **Subject Property**.
8. That as proposed, the **Sign** would have a total of three (3) tenant panels and would include a decorative base of faux stone as well.
9. That ground signs within the COR-2 sub-district are limited to 100 square feet in area (or an aggregate of 200 square feet if double faced) and six (6) feet in height.
10. That deviations from sign standards are permissible with the issuance of a Conditional Use Permit.

11. That since the completion of the Armstrong Blvd overpass, the **City** has approved three (3) Conditional Use Permits for oversized ground signs for Northstar Marketplace, Ramsey Commons, and West Armstrong Retail.
12. That all three of the approved Conditional Use Permits allowed for signs that were seventy-five (75) feet tall and 334 square feet, 225 square feet, and 320 square feet in area, respectively.

FINDINGS OF FACT

1. That the **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 **Sign** will not substantially adversely impair the use, enjoyment or market value of any of the surrounding properties.
3. That the **Sign** will be harmonious with and in accordance with the specific objectives of the comprehensive plan.
4. That the **Sign** will be constructed and 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.
5. That the **Sign** will not be hazardous to existing or future neighboring uses.
6. That the **Sign** will not impact essential public facilities and services, such as highways, streets, police and fire protection, drainage structures, or schools.
7. That the **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 **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 **Sign** will be consistent with the intent and purposes of the Zoning 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 ground sign on the **Subject Property** contingent upon the following conditions:

CONDITIONS

1. That this **Permit** allows for an oversized ground sign (the “**Sign**”) on the **Subject Property**, not to exceed 324 square feet in area or seventy-five (75) feet in height.
2. That the **Permittee** shall obtain all necessary permits, including a Sign Permit, prior to construction of the **Sign** on the **Subject Property**.
3. That the **City** will not issue a Sign Permit for the **Sign** until such time that the **Permittee** has fee title to the **Subject Property** and a Building Permit has been issued for the construction of a building on either the **Subject Property** or Lots 2 or 3, Block 1 COR TWO.
4. That a survey, completed by licensed surveyor, of the **Subject Property** must be completed to verify that the determined **Sign** location will not conflict with existing utilities or encroach upon any easement on the **Subject Property**.
5. That the **Permittee** shall comply with all applicable local, state, and federal regulations.
6. That no part of the **Sign**, above or below ground, shall encroach within any drainage and utility easement on the **Subject Property** without approval and execution of an Easement Encroachment Agreement.
7. That no additional ground signs will be permitted on the **Subject Property** unless in full compliance with City Code.
8. That this **Permit** shall be perpetual in duration as long as the terms are herein complied with.
9. That the **Permittee** shall be responsible for all **City** costs incurred in administering and enforcing this **Permit**.
10. 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.
11. That this **Permit** shall automatically expire if the use is not initiated by March 24, 2021 and issuance of a Sign Permit for the **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 24th day of March, 2020.

