

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

RESOLUTION #20-042

A RESOLUTION APPROVING THE ISSUANCE OF A CONDITIONAL USE PERMIT TO ALLOW BOTH A GROUND SIGN AND WALL SIGNAGE ON THE PROPERTY LOCATED AT 7800 SUNWOOD DRIVE NW AND DECLARING TERMS OF SAME

RECITALS

1. Spectrum Sign Systems, Inc., hereinafter referred to as the “**Permittee**”, has properly applied for a Conditional Use Permit to construct and maintain a ground sign and wall signage on the property generally known as 7800 Sunwood Drive NW and legally described as follows:

Lot 1, Block 1, COR Stone Brook Academy, Anoka County, Minnesota

(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 both a pylon sign and wall signage on the **Subject Property** on February 6, 2020.
3. That New Horizon Real Estate Development 6, LLP (the “**Property Owner**”) is the owner of the **Subject Property**.
4. That the **Subject Property** is located within the COR-2 District as are all the surrounding properties.
5. The **Subject Property** is approximately 0.84 acres in size.
6. That the **Permittee** is proposing to construct a twenty-five (25) foot tall, ninety-six (96) square foot pylon sign in the southeast corner of the **Subject Property** and install wall signs on three (3) walls (south, east, and north) of the building (together, the “**Signage**”).
7. That per The COR Design Framework, ground signs (including pylon 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.
8. That The COR Design Framework limits wall signage to fifteen percent (15%) of the front façade of a building and restricts wall signage to one (1) wall, except for lots with multiple frontages, where signage is allowed on one (1) wall per frontage.
9. That The COR Design Framework requires at least fifty percent (50%) of the wall signage to be placed on the measured wall.

10. That deviations from sign standards are permissible with the issuance of a Conditional Use Permit.
11. That the **Subject Property** has three (3) frontages: Veterans Drive, Yolite Street, and Sunwood Drive.
12. That the **Permittee**, on behalf on the **Property Owner**, has proposed placing forty-two percent (42%) of square footage of the wall signage on the south (measured) elevation, with the remainder split between the east and north elevations (along Yolite Street an Sunwood Drive, respectively).
13. That The COR Design Framework states that within the COR-2 sub-district, more conventional suburban development is expected, rather than the neo-traditional development planned for the other COR sub-districts.

FINDINGS OF FACT

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

CONDITIONS

1. That this **Permit** allows for the **Signage**, including a pylon sign and wall signs on the **Subject Property**.
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 pylon sign shall not exceed twenty-five (25) feet in height nor 100 square feet (aggregate of 200 square feet if double-sided) in size.
4. That the wall signs shall be installed on the south, east, and north elevations of the building with at least forty-two percent (42%) of the signage on the south (measured) elevation.
5. That the **Permittee** shall comply with all applicable local, state, and federal regulations.
6. That no part of the **Signage**, 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 or wall 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 **Signage** 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.

