

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

**RESOLUTION #20-060**

**A RESOLUTION APPROVING THE ISSUANCE OF A VARIANCE TO CONSTRUCT  
A DETACHED ACCESSORY BUILDING WITHIN THE REQUIRED FRONT YARD  
SETBACK AT THE PROPERTY AT 5805 148<sup>TH</sup> LN NW**

**RECITALS**

1. Michael and Sarah St. Clair, hereinafter referred to as the “Permittee”, has properly applied for a Variance to construct a detached accessory building within the required front yard setback on the property located at 5805 148<sup>th</sup> Ln NW and legally described as follows:

UNPLATTED RAMSEY TWP TH PT OF THE N 259.3 FT OF THE NW1/4 OF  
NE1/4 OF SEC 26-32-25 WHICH LIES ELY OF THE FOL DESC LINE-COM AT  
THE NE COR OF SD SEC 26 TH WLY ALONG THE NLY LINE OF THE NE1/4  
OF SD SEC 26 A DIST OF 431.45 FT MORE OR LESS TO THE CENTERLINE

(“Subject Property”)

2. That the Subject Property is zoned R-1 Residential (MUSA) District; the surrounding parcels to the west, south, and east are also zoned R-1 Residential (MUSA) and the property to the north is zoned Public/Quasi-Public (Ramsey Elementary School).
3. That the Subject Property is approximately 3.04 acres in size.
4. That the proposed detached building would be 30’ x 48’ feet and 1,440 square feet in size, would have an exterior finish that matches the home, and would include soffit, fascia, and eave overhangs to match the home.
5. That the proposed detached building would comply with all other applicable standards for attached accessory buildings.
6. That the Subject Property has an existing detached garage which is approximately 10 feet off the southern lot line and was built with a permit prior to the purchase of the home by the Applicant. The existing detached garage is approximately 435 square feet.
7. That the Subject Property has a permanent road easement of 33 feet running along the southern lot line, which is not currently being used for public road purposes.

**FINDINGS OF FACT**

1. That the proposed use will not adversely impact traffic in the area.

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2. That the proposed use will not substantially or adversely impair the use, enjoyment or market value of surrounding properties.
3. That the proposed use will be constructed so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and such use will not change the essential character of the area.
4. That the proposed use will not create additional requirements at public cost for public facilities and services.
5. That the proposed use will not be detrimental to the economic welfare of the community.
6. That the proposed use will not be disturbing or hazardous to existing or future neighboring uses.
7. That the proposed use will not involve uses, activities, processes, materials and equipment and conditions of operation that may be detrimental to any persons, property or the general welfare, by reason of excessive production of traffic, noise, smoke or glare.

**NOW THEREFORE, BE IT RESOLVED BY THIS PLANNING COMMISSION OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:**

That the Ramsey Planning Commission hereby grants approval of a variance (the "Variance") to construct the Addition on the Subject Property contingent upon the following conditions:

**CONDITIONS**

1. That there shall be no additional accessory structures constructed on the **Subject Property**, unless in accordance with City Code.
2. That the **Permittee** shall construct the **Detached Building** in accordance with all other provisions of City Code Section 117-349 (Accessory Uses and Buildings) and City Code Section 117- 111 (R-1 Residential District).
3. That the **Permittee** agrees that there will not be any commercial activities, including storage of business materials, vehicles, or offices, within the detached accessory building unless in full compliance with City Code Section 117-351 (Home Occupations).
4. That the Permittee agrees to construct the **Detached Building** as shown in **Exhibit 1**.
5. That the **Permittee** agrees that there will not be any habitation within the detached building.

6. That this **Permit** shall be perpetual in duration as long as the terms are herein complied with.
7. That the **Permittee** shall be responsible for all City costs incurred in administering and enforcing this **Permit**.
8. That the **Permittee** shall obtain all necessary permits prior to commencing any construction of the **Addition**, including a Building Permit.
9. That the City Administrator, or his/her designee, shall have the right to inspect the **Subject Property** for compliance and safety purposes annually or at any time, upon reasonable request.
10. That this **Permit** shall automatically expire if the use is not initiated by April 2, 2021 and issuance of the Building Permit shall constitute initiation.

The motion for the adoption of the foregoing resolution was duly seconded by Commissioner \_\_\_\_\_, 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 Planning Commission this the 2<sup>nd</sup> day of April, 2020.

**PERMITTEE**

Michael and Sarah St. Clair, hereby acknowledge receipt of this **Permit** and that they have reviewed the conditions of this **Permit** and have agreed that they will comply with the terms of this **Permit**.

By: \_\_\_\_\_  
Michael St. Clair

By: \_\_\_\_\_  
Sarah St. Clair

STATE OF MINNESOTA )  
 ) ss.  
COUNTY OF ANOKA )

On this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, before me, a Notary Public, personally appeared Michael and Sarah St. Clair, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

**CITY OF RAMSEY**

By: \_\_\_\_\_  
Planning Commission Chair

By: \_\_\_\_\_  
City Clerk

STATE OF MINNESOTA )  
 ) ss.  
COUNTY OF ANOKA )

On this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, before me a Notary Public personally appeared Randy Bauer and Colleen Lasher, to me personally known, who, being each by me duly sworn, did say that they are respectively the Planning Commission Chairperson and City Clerk of the City of Ramsey, the Municipal Corporation named in the foregoing instrument, and seal affixed to said instrument is the corporate seal of said Municipal corporation, and the said instrument was signed and sealed on behalf of said Municipal Corporation by authority of its City Council, and said Randy Bauer and Colleen Lasher acknowledge said instrument to be the free act and deed of said Municipal Corporation.

\_\_\_\_\_  
Notary Public

This document drafted by:  
The City of Ramsey  
7550 Sunwood Drive NW  
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This document reviewed by:  
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