

STATE OF MINNESOTA  
COUNTY OF ANOKA

CITY OF RAMSEY  
*Code Enforcement Unit*



April 28, 2020

Nikolay Vladyka  
11824 Winnetka Ave North  
Champlin, Mn 55316

- **Second Notice of Conditional Use Permit Violations** -

RE: Conditional Use Permit Violations on Anoka County PID # 35-32-25-31-0012

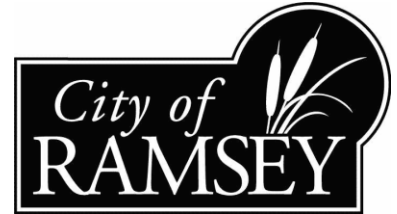
Mr Vladyka,

You were sent a notice on March 24, 2020 outlining a series of violations to your Conditional Use Permit (CUP) for property in the City of Ramsey. That violation notice indicated that all violations needed to be cleared within thirty (30) days from the date of the violation notice. Staff inspected the property on April 24<sup>th</sup>, 2020 following the thirty (30) days and found the property to still be in violation of the conditions of the Conditional Use Permit (CUP). City Staff will be bringing the case forward for consideration by the Planning Commission and City Council. Based on the current status of the property and failure to comply with the conditions of the Conditional Use Permit (CUP), City Staff will be recommending that the Conditional Use Permit (CUP) be revoked. The Planning Commission will hold a public hearing on May 7<sup>th</sup> 2020, regarding this matter and provide a recommendation to the City Council who has the sole authority and will take final action as to whether or not the Conditional Use Permit (CUP) will be revoked.

The City of Ramsey previously approved a Conditional Use Permit (CUP) for the property identified as 6021 Highway 10 NW for the purposes of allowing a trucking business in the H-1 Highway 10 District. The Conditional Use Permit (CUP) for Truck Garant was approved by Resolution #18-211 by the Ramsey City Council. That Resolution stated the following Findings of Fact and Conditions a number of which are currently being violated which are outlined in this letter.

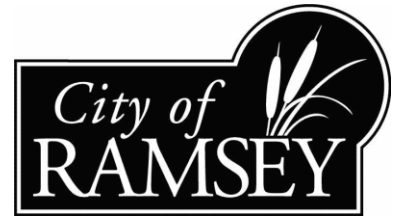
City Staff noted the following violations had not been complied with and were still present when the property was inspected on April 24<sup>th</sup>, 2020. Photos of those violations have been included with this notice.

- **Removal of inoperable vehicles**
- **Removal of vehicle parts that are stored outdoors**
- **Removal of Burning Barrel presenting danger to public welfare**



**April 24, 2020 Site Inspection Photos**



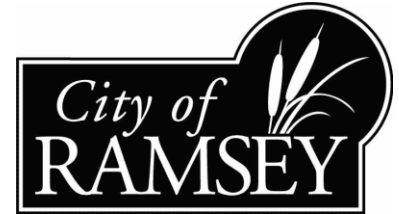


**April 24, 2020 Site Inspection Photos**



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**FINDINGS OF FACT**

1. That a trucking company 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 a trucking company will not substantially adversely impair the use, enjoyment or market value of any of the surrounding properties.
3. That a trucking company will 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 a trucking company will not be hazardous to existing or future neighboring uses.
5. That a trucking company will not impact essential public facilities and services, such as highways, streets, police and fire protection.
6. That a trucking company 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 a trucking company will not involve uses, activities and equipment that will not be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

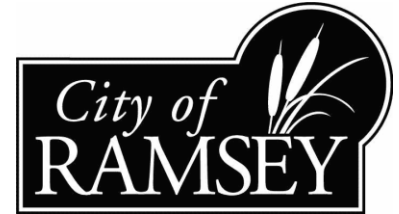
**CONDITIONS OF APPROVAL**

1. That no inoperable vehicles or vehicle parts shall be stored outdoors.
2. That no vehicle maintenance or fabrication services are provided to the general public.
3. That no construction material hauled by Truck Garant shall return to the **Subject Property** for storage for any duration of time.
4. That the Permittee shall provide grading and drainage plans to the City for review and approval prior to any surface parking expansion and/or sidewalk installation.
5. That any restriping or repaving of the parking lot will meet City requirements at the time of updating.
6. That the Subject Property shall have adequate parking for the use before being issued a Certificate of Occupancy.
7. That this Permit shall be perpetual in duration as long as the terms are herein complied with.
8. That the Permittee shall comply with all state, local, and federal regulations.

You are further notified that any item removed from the Property by the City will be held for 15 days prior to disposal. Within said 15 days you may reclaim the items held by the City after paying all fees incurred by the City associated with the abatement. If you do not contact the City within 15 days to reclaim the items, all items will be disposed of and sold. Any abated items that are reclaimed and returned to the Property owner that are found to be in violation of the City Code's nuisance provisions shall be abated immediately by the City.

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Please contact the Community Development Department at (763) 433-9824 should you have any questions on the information outlined above.

Sincerely,

Eric Maass  
Community Development Department

CC: Roman Gadaskin, Property Owner