

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

RESOLUTION #20-156

**A RESOLUTION APPROVING A CONDITIONAL USE PERMIT APPROVAL FOR
AUTOMOTIVE SALES AND SERVICE AT 6021 HIGHWAY 10 NW AND
DECLARING TERMS OF PERMIT**

RECITALS

1. 13120 Sunset Trail, LLC hereinafter referred to as the “Permittee”, has properly applied for a Conditional Use Permit for Automotive Sales and Service within the northern most building and adjacent parking area on the property generally known as 6021 Highway 10 NW and legally described as

AUDITORS SUB NO 96 LOT 24 AUD SUB NO 96 RAMSEY, ANOKA
COUNTY, MINNESOTA

2. That the Permittee appeared before the Planning Commission and City Council for public hearings pursuant to Section 117-53 of the Ramsey City Code on August 6, 2020 and August 25, 2020, respectively, and that the public hearings were properly advertised and that the minutes of said public hearing are hereby incorporated by reference.
3. That the Subject Property is zoned H-1 Highway 10 Business District and is in the Metropolitan Urban Service Area (MUSA).
4. That the intent of the H-1 Highway 10 Business District is to allow for uses that minimize traffic, vehicular access, and facilitate orderly transition of the corridor while allowing the property owners the ability to utilize their property for economic benefit until such time as the U.S. Highway 10 transportation system improvements are initiated.
5. That motor vehicle, implement, and recreation equipment sales and service are a conditional use in the H-1 Highway 10 Business District.

FINDINGS OF FACT

1. That the proposed use **will not** adversely impact traffic in the area.
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 CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

1. That the Ramsey City Council hereby grants approval of the Conditional Use Permit for automotive sales and service (the "Permit") on the Subject Property contingent upon the following:

CONDITIONS:

1. That this **Permit** shall be perpetual in duration as long as the terms are herein complied with.
2. That the **Permittee** shall be responsible for all City costs incurred in administering and enforcing this **Permit**.
3. That the **Permittee** shall obtain all necessary permits prior to commencing any site modifications or construction of the Building, including a Building Permit
4. That this **Permit** shall be contingent upon final review and approval by the Building Official, Fire Marshal, and a Certificate of Occupancy (CO).

5. 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.
6. That the **Permittee** shall maintain the **Subject Property** in compliance with City Code Section 117-356 (Commercial and Industrial Development Off-Street Parking), Section 117-120 (Highway 10 Business District) and Chapter 30 (Nuisances) at all times.
7. That this **Permit** shall automatically expire if the use is not initiated within 365 days of the date of this approval
8. That the **Permittee** shall apply for a Sign Permit for any new sign and this **Permit** does not provide any approval on proposed signage.

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:

Existing Vacancy

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 25th of August, 2020.

CITY OF RAMSEY

By: _____

By: _____

