

August 22, 2020

City of Ramsey Planning Commission

7550 Sunwood Drive NW

Ramsey, MN 55303

Ramsey City Council, I am writing to express my concern and opposition to the request for a Conditional Use Permit and Ordinance Amendment by Blue Cottage Farms to allow an event center on the residential property known as 5552 179th Lane NW. I understand that the purpose of zoning regulations is " promoting the health, safety, morals, comfort, convenience prosperity, and general welfare of the residents of the city." I feel that a late night venue of this type in a rural/residential zoned area would greatly change the character and quality of life not only in my neighborhood, but even more so in neighborhoods immediately adjacent to the property. In the past the City of Ramsey has touted this area as a hidden gem mix of rural and residential communities (per zoning). Despite the increase of residential development, it has largely remained so. These qualities have enticed myself and other property owners to make our homes here, in the northern limits of the city. Placing a commercial business here, totally removed from other commercial businesses, appears to be in direct contradiction of the planning and zoning practices of the past as evidenced by the need for a conditional use permit and ordinance amendment .

Another pertinent issue may be the capacity and safety of roads and intersections accessing the property. Access to 179th Lane to the east at 7th Ave has a high historical incidence of accidents (and fatalities) due to the intersection design, speeds, sight distances etc. and passes through a residential area fronting the road for approximately one mile. Access to the west, at Hwy 47, also has a high incidence of accidents for a mile in either direction for the same reasons, as easily evidenced by the seemingly constant replacement of steel guardrails in that area.

I sincerely hope that you will consider and appropriately address my concerns, and I assume those of other residents in this area, concerning this issue.

Sincerely, Todd A. Schempf

