

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

RESOLUTION #20-243

**A RESOLUTION APPROVING A CONDITIONAL USE PERMIT
TO INCREASE ALLOWABLE SQUARE FOOTAGE FOR OUTSIDE STORAGE FOR
MOLIN CONCRETE PRODUCTS COMPANY AT 6820 143RD AVENUE**

RECITALS

1. Molin Concrete Products Company, hereinafter referred to as the “Permittee”, has properly applied for a Conditional Use Permit to allow for an increase in allowable area for outside storage at the property generally known as 6820 143rd Avenue NW and legally described as follows:

The east ½ of the southeast ¼ of the southwest ¼ of Section 27, Range 32, Township 25, excluding that part described as follows: Commencing at the northwest corner of said east ½, thence south along the west line of said east ½ 409.44 feet to the point of beginning, thence east at right angle 11 feet, thence south at right angle 264 feet, thence west at right angle to west line of said east ½, thence north along said west line to point of beginning, excluding road; subject to easements of record

(“Subject Property”)

2. That the Subject Property is owned by the Permittee.
3. That the Subject Property is zoned E-2 Employment as are all the surrounding properties with the exception of a cemetery to the west, which is zoned Public/Quasi Public, and a parcel to the east, which is zoned PUD.
4. That the Subject Property is approximately 19.78 acres in size.
5. That the E-2 Employment District allows open and outdoor storage as an accessory use not to exceed thirty percent (30%) of a property provided that it does not take up required parking or loading space and provided it is surfaced accordingly.
6. That the Subject Property is currently eligible for 258,485 square feet of outside storage (30% of 19.78 acres).
7. That the Permittee has stated that they are looking *to* introduce a new product line in 2021 or 2022 which can produce concrete panels up to 12’ by 60’ in dimensions and that this product needs to be stored flat and cannot be stacked.
8. That additional outdoor storage is allowed with a Conditional Use Permit (CUP).

9. That the business to the south (Cullinan Rigging) of the Subject Property desires to expand their business operation and is negotiating a purchase agreement with the Permittee for the acquisition of 2.5 acres of the Subject Property to accommodate a building expansion.
10. That the Permittee wants to work with their neighbor to accommodate their needs but expressed a concern that if they reduce their lot size by 2.5 acres, it may impact their projected need for outside storage.
11. That the Permittee desires to keep their same allowable square footage for outside storage, even if the Subject Property is reduced in size as part of an Administrative Subdivision.
12. That the Building size on the Subject Property is not changing and is still under allowed coverage.
13. That the Permittee appeared before the Planning Commission on November 5, 2020 for a public hearing and that said public hearing was properly advertised and that the minutes of said public hearing are hereby incorporated by reference.

FINDINGS OF FACT

1. That the additional outdoor storage space **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 additional outdoor storage space **will not** substantially adversely impair the use, enjoyment or market value of any of the surrounding properties.
3. That the additional outdoor storage space **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 the additional outdoor storage space **will not** be hazardous to existing or future neighboring uses.
5. That the additional outdoor storage space **will not** impact essential public facilities and services, such as highways, streets, police and fire protection.
6. That the additional outdoor storage space **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 the additional outdoor storage space **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.

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 outdoor storage on the Subject Property contingent upon the following conditions:

CONDITIONS

1. That this **Permit** allows up to thirty-five percent (35%) of the square footage of the **Subject Property** for outside storage.
2. That the Ramsey City Council hereby waives the requirement of the 10-day waiting period between the action of the Planning Commission and action by City Council.
3. That this **Permit** is contingent upon a successful Administrative Subdivision that would transfer approximately 2.5 acres from the **Subject Property** to the abutting parcel to the south.
4. That the **Permittee** shall maintain the **Subject Property** in compliance with City Code Sections 117-356 (Commercial and Industrial Development Off-Street Parking), Chapter 117 (Zoning and Subdivisions), Article II (Zoning) Division 8 (Signs), and Chapter 30 (Nuisances) at all times.
5. That the **Permittee** shall obtain all necessary permits, which include but may not be limited to building permit and Lower Rum River Watershed Management Organization (LRRWMO) permit to complete any required building modifications and expansion of impervious surfacing.
6. That the **Permittee** shall maintain all required drive aisle widths in accordance with City Code Section 117-356.
7. That this **Permit** shall be perpetual in duration as long as the terms are herein complied with.
8. That the **Permittee** shall be responsible for all City costs incurred in administering and enforcing this Permit.
9. 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.
10. That this **Permit** shall automatically expire if the use is not initiated by November 10, 2021 and initiation shall be considered successful completion of a subdivision to sell approximately 2.5 acres to the owner of the parcel to the south.

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 10th day of November, 2020.

