

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

RESOLUTION #93-10-243

A RESOLUTION ADOPTING FINDINGS OF FACT #0347 RELATING TO A REQUEST FOR A CONDITIONAL USE PERMIT TO ESTABLISH A TOWING SERVICE WITH IMPOUND LOT AND AUTO REPAIR FACILITY IN THE INDUSTRIAL DISTRICT

WHEREAS, Champlin Towing, Inc., hereinafter referred to as "Applicant", has properly applied for a Conditional Use Permit to establish a towing service with impound lot and auto repair facility in the Industrial District on the property generally known as 14300 Sunfish Lake Blvd. N.W. and legally described as follows:

That part of the East 500 feet of the Northeast Quarter of the Southeast Quarter of Section 27, Township 32, Range 25, Anoka County, Minnesota lying north of the South 400 feet thereof and lying south of the North 750 feet thereof (as measured along the south and east lines thereof); except road; subject to easements of record.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

1. That the Applicant appeared before the Planning and Zoning Commission for a public hearing pursuant to Section 9.03.04 (Conditional Use Permits) of the Ramsey City Code on October 5, 1993 and that said public hearing was properly advertised and that the minutes of said public hearing are hereby incorporated as a part of these findings by reference.
2. That the subject property is zoned Industrial and is approximately 1.86 acres in size.
3. That towing operations and auto repair facilities are not a permitted use in the Industrial District.
4. That the adjacent properties to the north, south and west are zoned Industrial and the property on the east side of Sunfish Lake Blvd. N.W. is zoned R-1 Rural Residential.
5. That the Applicant has provided a site plan consisting of two sheets, one sheet drawn by CD Systems of St. Paul and dated 9/14/93 and one sheet that includes contours drawn by Jim Kyro and Associates and dated 9/21/93. The site plan indicates that the towing service and auto repair facility would be accommodated by existing structures and pavement on the site.
6. That the Applicant has stated that an impound lot will need to be developed on the property as an accessory use to the towing service.
7. That Section 9.20.26 (Industrial District) of the Ramsey City Code allows for outside storage as an accessory use provided the area is surfaced to control dust.
8. That the proposed location for the impound lot on the site is surfaced with asphalt.
9. That a major portion of the site is fenced with chain link fencing and the Applicant is proposing to add fencing to encompass the balance of the site and divide the impound lot from the front offices and customer/employee parking area.

10. That Section 9.11.09 (Screening) of the Ramsey City Code requires that all outside storage be screened on all property lines and that screening may consist of plantings or fencing or a combination thereof.
11. That the Applicant has indicated that the towing service will employ 1 office staff person and that the shop may be occupied by a cabinet maker and the garage may be occupied by an auto mechanic. Based on this information, the eight (8) employee/customer parking spaces accounted for on the site plan would appear to be sufficient.
12. That in conversations with Anoka County Environmental Services, City Staff has determined that caution should be taken to ensure that in the impound lot, fluid residue from vehicles is contained on site and that the asphalt has been treated to a non-permeable stage.
13. That the proposed use will not be unduly dangerous or otherwise detrimental to existing or future neighboring uses.
14. That the proposed use will not substantially adversely impair the use, enjoyment or market value of any surrounding property.
15. That the proposed use will be operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and the proposed use will not change the essential character of the area.
16. That the proposed use will not be hazardous or disturbing to existing or future neighboring uses.
17. That the proposed use will be served adequately by essential public facilities and services such as streets, police and fire protection.
18. That the proposed use will not create excessive additional requirements at public cost for public facilities and services.
19. That the proposed use will not involve uses, activities, processes, materials and equipment and conditions of operation that will be detrimental to any neighboring properties or persons by reason of excessive production of traffic, noise, or odors.
20. That the Applicant has stated that there would be no more than twenty (20) impounded vehicles stored in the impound lot at any one time.
21. That in conversations with the Metropolitan Pollution Control Agency, City Staff has determined that a Storm Sewer Run-off Permit is not required for the proposed use. However, the City can generally require the Applicant to conform with best management practices for the purpose of eliminating or reducing the potential for storm water contamination.

The motion for the adoption of the foregoing resolution was duly seconded by Mayor Gilbertson and upon vote being taken thereon, the following voted in favor thereof:

Mayor James Gilbertson
Councilmember Glen Hardin
Councilmember Gerald Zimmerman
Councilmember Kenneth Peterson
Councilmember Sheila Beyer

and the following voted against the same:

None


and the following abstained:

None


and the following were absent:

None

whereupon said resolution was declared duly adopted by the Ramsey City Council this the 12th day of October, 1993.


~~Chairman~~ Mayor

ATTEST:



City Administrator