

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

RESOLUTION #20-190

RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR CONNECTIONS CHURCH

RECITALS

1. Kinghorn Construction and Connections Church, hereafter referred to as “Applicant”, has properly applied for a Conditional Use Permit for a religious institution at the property generally known as PID 34-32-34-14-0014, on the land legally described as

Tract A Registered Land Survey Number 119, Anoka County, Minnesota (the ‘Subject Property’); and
2. The Subject Property is approximately 7.11 acres in size; and
3. The Subject Property is zoned B-2 Business District; and
4. Religious Institutions are a Conditional Use in the B-2 Business District; and
5. The Planning Commission met and held a public hearing on September 3, 2020 and the minutes of such are incorporated by reference; and
6. The Applicant has requested a Conditional Use Permit prior to formal site plan in order to allow the Applicant and Connections Church members time to fundraise for the new building; and
7. This permit shall be contingent upon future site plan approval; and
8. The City Council reviewed and approved the requested on September 22, 2020.

FINDINGS OF FACT

1. That the proposed use will not adversely impact traffic in the area.
2. That the proposed use will not be dangerous or detrimental to persons residing or working in the vicinity of the use or to the public welfare.
3. That the proposed use will not substantially or adversely impair the use, enjoyment or market value of surrounding properties.
4. 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 such use will not change the essential character of the area.

5. That the proposed use will not create additional requirements at public cost for public facilities and services.
6. That the proposed use will not be detrimental to the economic welfare of the community.
7. That the proposed use will not be disturbing or hazardous to existing or future neighboring uses.
8. 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.
9. That the proposed use will be in accordance with the objectives of the intent of Section 117-51 Conditional Use Permits of the City Code.

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

- 1) That the Ramsey City Council hereby grants a Conditional Use Permit (the “Permit”) for Connections Church contingent upon the following:

CONDITIONS

1. That this **Permit** allows for a religious institution on the **Subject Property**.
2. That this **Permit** is contingent upon an approved site plan for the use within one (1) year from the date of approval (September 22, 2021). If no site plan is approved within one (1) year, then the Permit shall expire. The Applicant may request extensions to this permit.
3. 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.
4. That the **Permittee** shall obtain all necessary permits to complete any required building modifications.
5. That this **Permit** shall be perpetual in duration as long as the terms are herein complied with.
6. That the **Permittee** shall be responsible for all City costs incurred in administering and enforcing this Permit.
7. 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.

8. That the City may amend this Permit based upon the future site plan if so needed once a site plan is submitted.
9. There shall never be parking related to the use on Riverdale Drive.
10. Contingent upon Staff Review in ProjectDox and City Engineer approval.

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

Mayor LeTourneau
Councilmember Riley
Councilmember Kuzma
Councilmember Menth
Councilmember Musgrove
Councilmember Specht

and the following voted against the same:

None

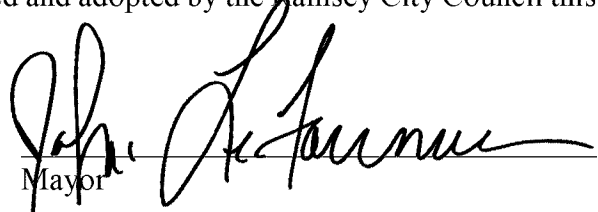
and the following abstained:

None

and the following were absent:

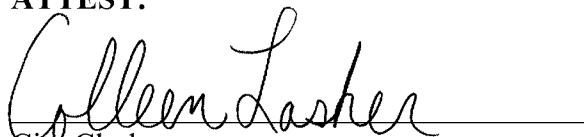
Existing Vacancy

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 22nd day of September, 2020.



Mayor

ATTEST:



City Clerk