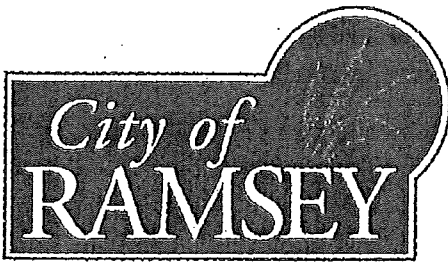


2006 Case File

ADD 2" GRAVEL TO PARKING PAD
VEHICLES UNDER TARP (2-3)

\$277K → ~~\$~~ \$250K

Car storage



15153 Nowthen Boulevard NW • Ramsey, Minnesota 55303
City Hall: (763) 427-1410 • Fax: (763) 427-5543
www.ci.ramsey.mn.us

July 11, 2006

J.A.C. Auto Repair & Sales
Attn: Owner/Manager
6336 Highway #10 NW
Ramsey, MN 55303

Re: Display/Storage of merchandise

Dear Business Owner/Manager:

The City has long struggled with getting businesses to comply with regulations concerning the display and/or storage of merchandise. As most, if not all, businesses are aware, Ramsey City Code requires merchandise to be displayed and/or stored on an improved surface of bituminous or concrete. The only exceptions to this rule are those sites that have lawful non-conforming status (grandfather rights) to utilize unimproved display areas. However, under no circumstances is merchandise permitted to be displayed within the public right-of-way area adjacent to the public roads.

In an attempt to achieve compliance with these regulations, City Staff will be conducting multiple inspections throughout this summer and fall. We will be making note of any and all violations evident on a property. We will follow up the inspection with a notice to those businesses found to be non-compliant. In general, we will be looking at the following:

- Compliance with displaying merchandise on proper surface.
- Compliance with required customer parking spaces (1 for every 10 autos for sale).
- Compliance with sign regulations.

The inspection results will be referenced and reviewed when City Council reviews the 2007 license applications for Motor Vehicle Sales, Repair, and/or Rental. Please note that it would be illegal to continue operating a business without this license.

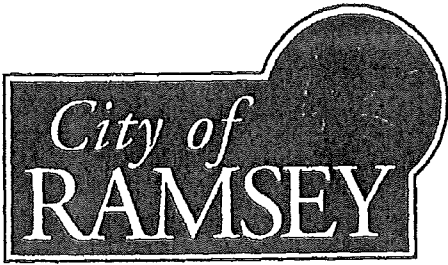
Our interest is in improving the image of the Highway 10 corridor and creating an equal playing field for all businesses. We feel this will be a step toward that goal. If you have any questions concerning this matter, please contact me at 763-433-9905.

Thank you in advance for your understanding and cooperation with this matter.

Sincerely,

A handwritten signature in cursive script, appearing to read "Chris Anderson".

Chris Anderson
Zoning & Recycling Coordinator



*No license
Non Compliance with*

7550 Sunwood Drive NW • Ramsey, Minnesota 55303
City Hall: 763-427-1410 • Fax: 763-427-5543
www.ci.ramsey.mn.us

*auto sales
Requirements*

November 21, 2006

J.A.C. Auto Repair & Sales
Attn: Owner/Manager
6336 Highway 10 NW
Ramsey, MN 55303

Re: 2007 licensing

Dear Business Owner/Manager:

Over the past four months or so, City Staff conducted a series of inspections at those businesses required to obtain a City of Ramsey motor vehicle sales, repair, and/or rental license. For businesses that were in compliance or progressively moved toward compliance, the licensing process will remain the same, with the 2007 applications simply being placed on the City Council consent agenda. However, regarding the businesses that failed to comply with current regulations or to show any real progress toward compliance, Staff will be bringing forward a case to the City Council at the December 12, 2006 meeting to discuss potential 2007 licensing options. As one of the businesses that failed to demonstrate sufficient progress toward code compliance, Staff thought it prudent to notify you of the anticipated meeting date regarding 2007 licensing. A copy of the December 12 case cover sheet will be available for review prior to the meeting.

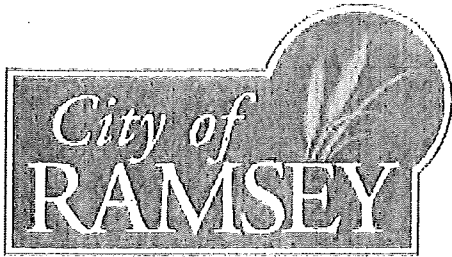
Sincerely,

A handwritten signature in cursive script, appearing to read "Chris Anderson".

Chris Anderson
Zoning & Recycling Coordinator

2009/2010

Case File



7550 Sunwood Drive NW • Ramsey, Minnesota 55303
City Hall: 763-427-1410 • Fax: 763-427-5543
www.ci.ramsey.mn.us

JAC Auto
Attn: Property/Business Owner
6336 Highway 10 NW
Ramsey, MN 55303

July 29, 2010

Re: Notice of Violations at 6336 Hwy 10

Dear Property/Business Owner:

As you may recall, the City of Ramsey has been working on the Highway 10 corridor for the past year to review existing conditions, develop an enforcement policy, and seek voluntary participation in clean-up efforts from our businesses. You should have received a letter within the past few weeks discussing the enforcement policy moving forward. Unfortunately, when staff visited your property, it was observed that it is in violation of Section 30-3(6), Section 30-3 (25) and Section 30-3(26) (Condition of Premises) of the Ramsey City Code. This section states as follows:

- (6). The storage or accumulation of waste, refuse, or garbage that is not contained in a closed container designed or reasonably adapted for such purpose, except for 30 days preceding pick-up by a hauler. This includes any accumulation of appliances, plumbing fixtures, furniture, equipment, remnants of wood (decayed or weathered) unused construction materials, stockpiles of rocks or dirt, or any items that could not be put to use in the manner that they are intended.
- (25). The outdoor or outside storage of any abandoned or inoperable vehicles, as defined by this chapter.
- (26). The outdoor or outside storage of any part of a motor vehicle or piece of machinery that is deteriorating or unusable or intended to be used as salvageable parts.

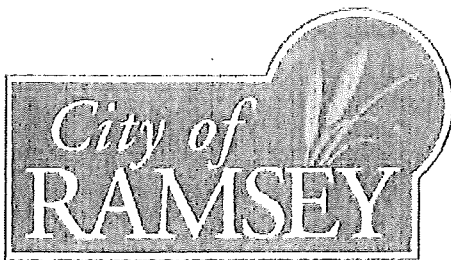
When your property was inspected, it was noticed that there was a significant amount of inoperable vehicles, debris, junk and rubbish stored in a numerous areas on the property. Accumulation of these cast-off materials on this property is not permitted. We are requesting that you voluntarily rectify the situation within 30 days. City Council is interested in cooperative efforts rather than adversarial roles between staff and residents to bring about compliance. However, should any of the violations not be corrected on or before August 29, 2010, this matter will continue through our regular code violation procedure or be forwarded to the City Attorney for prosecution. As you know, there is a Council sub-committee working with Staff on this project. Either Staff or one of the sub-committee members would be happy to meet with you on your property and review the violations with you.

Should you have questions concerning this matter, I will be glad to assist you. If you should have any questions regarding this program, please contact either me at (763) 433-9843 or Tim Gladhill at (763) 576-4308. Thank you for your anticipated cooperation in this manner.

Respectfully submitted,

CITY OF RAMSEY

Amber G. Miller
Planning Manager



7550 Sunwood Drive NW • Ramsey, Minnesota 55303
City Hall: 763-427-1410 • Fax: 763-427-5543
www.ci.ramsey.mn.us

JAC Auto
Attn: Property/Business Owner
6336 Highway 10 NW
Ramsey, MN 55303

August 27, 2010


Re: Conditions of Premises

Dear Property/Business Owner:

Thank you for taking the time to meet with Chris Anderson and me onsite August 17th, 2010 to review the progress and discuss your plan for compliance. Per our discussion Staff is pleased with the progress you have made so far and is able to grant you a 60 day extension from the date of our visit to comply with the code requirements outlined in the original letter dated July 27, 2010. To recap, you would have until October 17th, 2010 to finish the removal of the debris, the salvage and parts we discussed and properly apply for a fencing permit with the City.

Should you have questions concerning this matter, I will be glad to assist you. If you should have any questions regarding this program, please contact either me at (763) 433-9843 or Tim Gladhill at (763) 576-4308. Thank you for your anticipated cooperation in this manner.

Respectfully submitted,
CITY OF RAMSEY

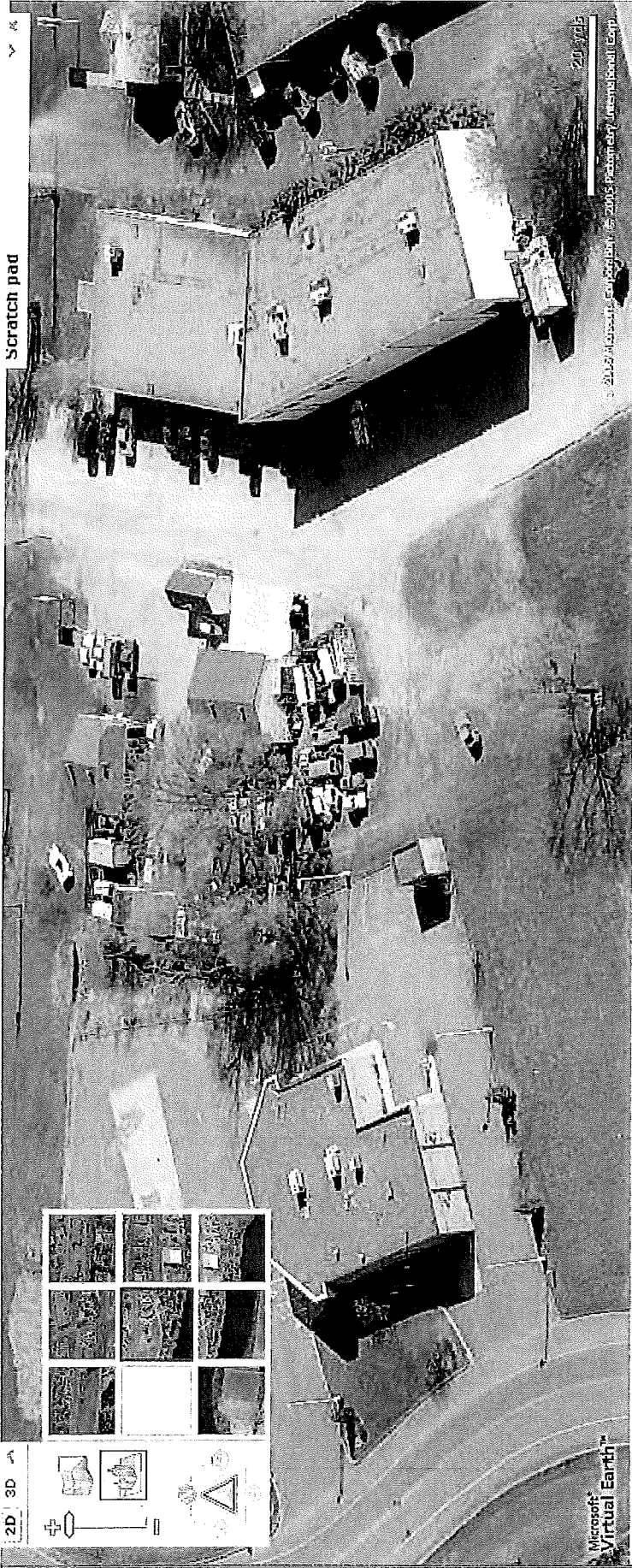


Amber G. Miller
Planning Manger

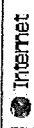
ADDRESS	CODE VIOLATIONS	Section 30-3(10)	Section 117-120(11)	Section 30-3(6)	Section 117-465	Section 30-3(26)	City Code Section 30-3(25)
	Assigned To:	Veg. over 1ft.	off-street pkg.	accumulation of waste	temp. sign regs	parts storage	Abandoned/Inop. Vehicles
6246 Hwy 10/Davstar Gazebos	Chris/Jessica	1		1			
6260 Hwy 10/Blue Line Collision	Chris/Jessica	1		1			
7009 Hwy 10/Siar Auto	Chris/Jessica	1		1			
9539 Hwy 10/Frank's RV	Chris/Jessica	1		1			1
6021 Hwy 10 ICO	Chris/Jessica	1		1			
6100 Hwy 10/diamond auto	Chris/Jessica	1		1			
6320 Hwy 10/Al-Prte graphics	Chris/Jessica	1		1			
6781 Hwy 10/Chrystal Pierz	Tim/Amber	1		1			
7751 Hwy 10/E-Z Auto	Tim/Amber	1		1			
9617 Hwy 10/Wuorio	Tim/Amber	1		1			
6845 Hwy 10/Auto RV & Ranch	Chris/Jessica	1		1			
7029 Hwy 10/Frey's	Tim/Amber	1		1			
9421 Hwy 10/Lake Region RVs	Tim/Amber	1		1			
1183 Alpaca Estates	Tim/Amber	1		1			
OL A Riverwick Village	Chris/Jessica	1		1			
6140 Hwy 10/Lano	Tim/Amber	1		1			
7575 Hwy 10/M&G trailer sales	Tim/Amber	1		1			
9535 Hwy 10							
6043 Hwy 10 Earth 1st/1BT							
6080 Hwy 10							
6111 Hwy 10							
6745 Hwy 10							
6750 Hwy 10							
7815 Riverdale Dr							
8000 Hwy 10							
9619 Hwy 10							
6336 Hwy 10 JAC							
7103 Hwy 10							
7105 Hwy 10							
6101 Hwy 10 former Pawn Shop	none currently						
6139 and 6141 Hwy 10 Wells	none currently						
6228 Hwy 10	none currently						
6304 Hwy 10	none currently						
6314 Hwy 10	none currently						
6360 Hwy 10 Old Amocco	none currently						
6401 Hwy 10							
6435 Hwy 10							
6420 Hwy 10	none currently						
6440 Hwy 10	none currently						
6650 Hwy 10	none currently						
6701 Hwy 10							
6710 Hwy 10*							
6740 Hwy 10	none currently						
6760 Hwy 10	none currently						
6825 Hwy 10	none currently						
6840 Hwy 10	none currently						
6897 Hwy 10	none currently						
6937 Hwy 10	none currently						

ADDRESS	CODE VIOLATIONS	Section 30-3(10) Veg. over 1ft.	Section 117-120(11) off-street pkg.	Section 30-3(6) accumulation of waste	Section 117-465 temp. sign regs	Section 30-3(26) parts storage	City Code Section 30-3(25) Abandoned/nop. Vehicles
6957 Hwy 10	Assigned To:						
7039 Hwy 10	none currently						
7125 Hwy 10	none currently						
7127 Hwy 10							
7151 Hwy 10	none currently						
7157 Hwy 10	none currently						
7205 Hwy 10							
7245 Hwy 10	none currently						
7255 Hwy 10							
7405 Hwy 10							
7411 Hwy 10							
7435 Hwy 10							
7443 Hwy 10	none currently						
7550 Hwy 10	none currently						
7945 Riverdale Dr	none currently						
7955 Riverdale Dr							
9457 Hwy 10	none currently						
9459 Hwy 10	none currently						
13554 Tungsten St	none currently						
13601 Tungsten St	none currently						
14075 Ramsey Blvd	none currently						
OL A Deal Ind Park	none currently						
Riverside Farms							
Storm Water Pond	none currently						
TRT A REG Land Survey 119	none currently						
TOTALS		15	23	21	11	10	8

2007-2010 4/11/10



About | Help | Feedback



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6336 Hwy 10—JAC Inspection Report

- Unlicensed, unregistered and inoperable vehicles
- Parts storage in numerous areas around the site
- Debris and inappropriate screening material (tarp)

JAC Auto
Attn: Property/Business Owner
6336 Highway 10 NW
Ramsey, MN 55303

July 29, 2010

Re: Notice of Violations at 6336 Hwy 10

Dear Property/Business Owner:

As you may recall, the City of Ramsey has been working on the Highway 10 corridor for the past year to review existing conditions, develop an enforcement policy, and seek voluntary participation in clean-up efforts from our businesses. You should have received a letter within the past few weeks discussing the enforcement policy moving forward. Unfortunately, when staff visited your property, it was observed that it is in violation of **Section 30-3(6), Section 30-3 (25) and Section 30-3(26)** (Condition of Premises) of the Ramsey City Code. This section states as follows:

(6). The storage or accumulation of waste, refuse, or garbage that is not contained in a closed container designed or reasonably adapted for such purpose, except for 30 days preceding pick-up by a hauler. This includes any accumulation of appliances, plumbing fixtures, furniture, equipment, remnants of wood (decayed or weathered) unused construction materials, stockpiles of rocks or dirt, or any items that could not be put to use in the manner that they are intended.

(25). The outdoor or outside storage of any abandoned or inoperable vehicles, as defined by this chapter.

(26). The outdoor or outside storage of any part of a motor vehicle or piece of machinery that is deteriorating or unusable or intended to be used as salvageable parts.

When your property was inspected, it was noticed that there was a significant amount of inoperable vehicles, debris, junk and rubbish stored in a numerous areas on the property. Accumulation of these cast-off materials on this property is not permitted. We are requesting that you voluntarily rectify the situation within 30 days. City Council is interested in cooperative efforts rather than adversarial roles between staff and residents to bring about compliance. However, should any of the violations not be corrected on or before August 29, 2010, this matter will continue through our regular code violation procedure or be forwarded to the City Attorney for prosecution. As you know, there is a Council sub-committee working with Staff on this project. Either Staff or one of the sub-committee members would be happy to meet with you on your property and review the violations with you.

Should you have questions concerning this matter, I will be glad to assist you. If you should have any questions regarding this program, please contact either me at (763) 433-9843 or Tim Gladhill at (763) 576-4308. Thank you for your anticipated cooperation in this manner.

Respectfully submitted,
CITY OF RAMSEY

Amber G. Miller
Planning Manger

2011 Case File

August 19, 2011

Re: Highway 10 Zoning Regulation Follow-up

Dear Property/Business Owner:

As you may recall the City of Ramsey performed a photo inventory of all properties along the Highway 10 corridor in 2009. The purpose of the inventory was to document existing conditions of all of properties along the corridor to determine how the City can work with the property owners and businesses along the corridor to improve the appearance of the corridor and allow the area to flourish. To better assist Staff with this task, the City Council appointed a sub-committee of Councilmembers to review the information and make recommendations to the full Council. The City Council discussed recommendations at the May 4, 2010 Work Session. At that meeting, the City Council directed Staff to draft a letter to all property owners informing them of the process and how the City Council will be approaching enforcement activities in the Highway 10 corridor. Additionally, a follow-up letter will go out to any properties with non-conformities and will be given a specific timeline to address those issues.

The Council has directed Staff to implement a phased enforcement along the corridor. In 2010, Staff focused on long grass, junk vehicles, and junk and debris. In 2011, Staff will look at screening requirements and parking in right-of-way area. In addition, Staff will be checking for continued compliance of those issues addressed in 2010. In 2012, Staff will begin to look at surfacing requirements. Staff will be following up with specific properties requiring action in a separate letter.

The City looks forward to continuing to work with all property owners in the commercial and industrial districts to improve the business environment and strengthen Ramsey's appeal as a place to live, work and shop. If you should have any questions regarding this program, please contact either me at (763) 576-4308.

Sincerely,

CITY OF RAMSEY

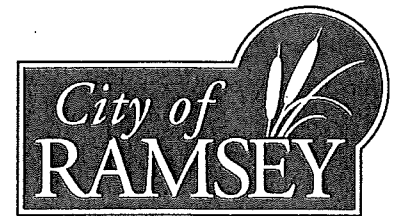
Tim Gladhill
Senior Planner

cc: Mayor
Councilmembers

2013 Case File

STATE OF MINNESOTA
COUNTY OF ANOKA

CITY OF RAMSEY
Code Enforcement Unit



July 23, 2013

JAC Auto Repair and Sales
Attn: Jerry Coffin
6336 Hwy 10 NW
Ramsey, MN 55303

- NOTICE OF VIOLATION -

RE: 6336 Hwy 10 NW

Dear Jerry Coffin:

The City of Ramsey has adopted ordinances that are designed to keep the community safe, healthy and attractive by the elimination of public nuisances. In particular, **City Code Sections 105-142 (ICC 305.7), 117-117 (E-1 Employment District), 30-3 (10) (Property conditions constituting a public nuisance), , 30-3(6) (Property conditions constituting a public nuisance), and 30-3 (25) (Property conditions constituting a public nuisance)** declares the following:

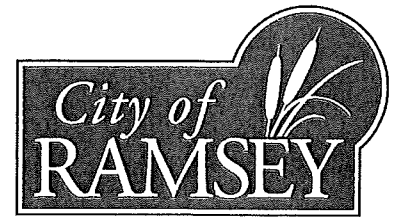
- All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.
- The following are declared to be nuisances affecting public peace, health, welfare, and/or safety of the community: All grass, weeds, or noxious growths of vegetation upon public or private property exceeding eight inches in height, or whatever height specified in the appropriate zoning district, excluding acceptable prairie restoration plant materials.
- Open and outdoor storage and vehicles displayed for sale shall be on surfacing to control dust.
- The storage or accumulation of waste, refuse, or garbage that is not contained in a closed container designed or reasonably adapted for such purpose, except for 30 days preceding pick-up by a hauler. This includes any accumulation of appliances, plumbing fixtures, furniture, equipment, remnants of wood (decayed or weathered) unused construction materials, stockpiles of rocks or dirt, or any items that could not be put to use in the manner that they are intended.
- Outdoor or outside storage of any abandoned or inoperable vehicles shall be considered a public nuisance.

On July 16, 2013, City Staff inspected the above referenced property and that inspection revealed a violation(s) of the aforementioned City Code Sections. Specifically, the following were noted:

- 1.) Fencing has missing boards that need to be repaired and/or replaced.
- 2.) Grass, weeds, and noxious growths of vegetation exceeding 8 inches that need to be

STATE OF MINNESOTA
COUNTY OF ANOKA

CITY OF RAMSEY
Code Enforcement Unit



- mowed.
- 3.) Vehicles parked on improper surface (displayed in front on grass). Any vehicles parked or displayed on the property shall be on an improved surface. There appeared to be a defined area where class V gravel had been used in the past for vehicle parking/display. Parking and display of vehicles shall be limited to that area and said area must be maintained such that no vegetation establishes within it (will need to replenish with additional class v gravel; however, the area cannot be expanded without a Conditional Use Permit).
 - 4.) Inoperable vehicles must be repaired to a running condition and/or removed from the property.
 - 5.) Accumulation of wooden pallets, a vehicle hood and other items that could not be put to use in the manner that they are intended

You are advised that you have **fourteen (14)** days from the date of this letter to make the necessary corrections as directed above.

You may request a hearing before a Hearing Examiner regarding these violations. Your request must be filed in writing addressed to the Chief of Police within fourteen (14) days from the date you receive this notice and your request **MUST** identify with specificity the basis for your objection to the interpretation of the Code and the Notice of Violation for requesting the hearing. A \$250 filing fee must also accompany your hearing request. The Police Chief's name and address is as follows:

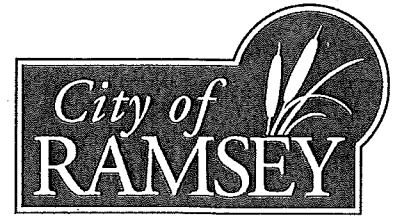
James Way, Chief of Police
Ramsey Police Department
7550 Sunwood Drive NW
Ramsey, MN 55303

If you fail to correct the violations and come into compliance with the City Code or request a hearing within the fourteen (14) day period, you may be subject to an administrative fine AND the City will come on to the Property and correct (abate) the violations, and assess the costs with any penalties and interest incurred to the Property. Those costs will be certified to the county auditor and will be collected along with current taxes the following year or in annual installments not exceeding ten as the City Council may determine. The assessments will remain a perpetual lien on the Property until paid in full.

You are further notified that any item removed from the Property by the City will be held for 15 days prior to disposal. Within said 15 days you may reclaim the items held by the City after paying all fees incurred by the City associated with the abatement. If you do not contact the City within

STATE OF MINNESOTA
COUNTY OF ANOKA

CITY OF RAMSEY
Code Enforcement Unit



15 days to reclaim the items, all items will be disposed of and sold. Any abated items that are reclaimed and returned to the Property owner that are found to be in violation of the City Code's nuisance provisions shall be abated immediately by the City.

If you have questions concerning his Notice, please contact me at (763) 576-4304 or by email at Kcamacho@ci.ramsey.mn.us

Sincerely,

Kristin Camacho
Code Enforcement
Ramsey Police Department