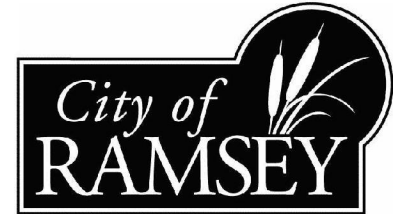


STATE OF MINNESOTA  
COUNTY OF ANOKA

CITY OF RAMSEY  
Code Enforcement Unit



July 9, 2021

Star Auto, Frampton Properties, LLC  
or Current Owner  
7009 Highway 10  
Ramsey, MN 55303

**-FIRST NOTICE OF VIOLATION -**

RE: Violations on Anoka County PID #34-32-25-22-0010 (7009 Highway 10 NW)

Dear Property Owner:

The City of Ramsey has adopted ordinances that are designed to keep the community safe, healthy and attractive. A recent inspection of the above premises revealed the following violations of the Ramsey City Code as listed below:

- City Code Section 117-356. Commercial and industrial development off-street parking.  
(3) Standards.
  - a. *Incorporation of other City Code standards.* Notwithstanding other sections of this chapter, these surfacing exemptions shall apply to surfacing requirements for concrete or bituminous with concrete curb and gutter. All other provisions related to off-street parking, outside storage, and outdoor display of goods for sale shall apply.

**You have 14 days from the date of this letter to address the following (or you will receive another notice of violation and an administrative citation of \$75 – if the citation is not paid, it will be assessed to the property taxes):**

- City Code Section 117-356. Commercial and industrial development off-street parking.
  - **Place all vehicles on approved parking surfaces (concrete or asphalt); and**
  - **Remove the trailers parked on the grass.**

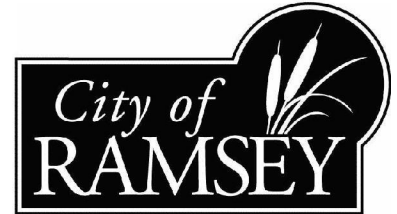
Please contact me at (763) 433-9860 or email me at [bmccann@cityoframsey.com](mailto:bmccann@cityoframsey.com) to schedule a follow up inspection after the violations are corrected (to ensure you are not assessed any charges) or to answer any questions you may have.

Sincerely,

Brian McCann, Planning Technician  
(763) 433-9860 | [bmccann@cityoframsey.com](mailto:bmccann@cityoframsey.com)  
Community Development Department

STATE OF MINNESOTA  
COUNTY OF ANOKA

CITY OF RAMSEY  
*Code Enforcement Unit*



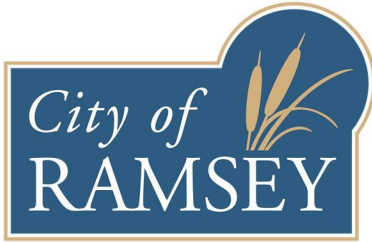
**PLEASE CONTACT THE PLANNING DIVISION BEFORE FILING AN APPEAL**

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:

Jeff Katers, 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 onto the Property and correct (abate) the violations, and assess the costs of abatement along with any penalties and interest incurred. 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 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.



7550 Sunwood Drive NW • Ramsey, MN 55303

City Hall: 763.427.1410 • Fax: 763.427.5543

[www.cityoframsey.com](http://www.cityoframsey.com)

---

June 30<sup>th</sup>, 2020

Jim Frampton  
or Current Owner  
7009 Highway 10  
Ramsey, MN 55303

RE: Anoka County PID #34-32-25-22-0010 (7009 Highway 10)

Dear Mr. Frampton,

Thank you for taking the time out of your busy schedule to meet with us about the property located at 7009 Highway 10 NW in Ramsey, Minnesota. We appreciate your time and efforts to make this meeting happen.

For review of our meeting, the following items onsite are still in violation of City Code:

1. The truck on the City lot located to the west of your property must be moved off of the City lot and off the grass
2. The white semi-trailer needs to be removed from the site

Please keep in mind for the future that you cannot park vehicles on the grass near the front of the property, and contact our office if you plan to pave and fence the property.

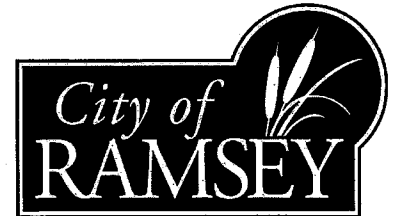
Thanks again for taking the time to meet with Planning Staff and discuss the property history. We look forward to working with you in the future.

Sincerely,

Chloe McGuire, Senior Planner  
(763) 433-9821 | [cmcguire@cityoframsey.com](mailto:cmcguire@cityoframsey.com)  
Ramsey Planning Department

STATE OF MINNESOTA  
COUNTY OF ANOKA

CITY OF RAMSEY  
Code Enforcement Unit



December 27, 2018

Star Auto and Truck Sales  
Eugene Dubois Trustee  
7009 Highway 10 NW  
Ramsey, MN 55303

-----NOTICE-----

RE: Parking on Unapproved Surfaces, Refuse, Public Nuisance in the H-1 Business District on Anoka County PID #34-32-25-22-0010

Dear Property Owner:

Thank you for working with the City of Ramsey to remove the items that did not comply with the City Code, as well as the items on adjacent City-owned properties and adjacent right-of-way. The items removed included inoperable vehicles in the right-of-way, vehicles stored on city-owned property, and miscellaneous items including pallets, cannibalized car parts, truck toppers, tires, and other items stored outside.

The remaining items that need to be addressed on the property include:

- Removal of the tires stored outside
- Removal of any other item stored outside (there appeared to be a few small TVs)
- Move items off unpaved areas

Please note that Staff has discussed the grandfathering in of the property and has found documentation from previous years stating that the unpaved area could not be used for parking. If you have information stating otherwise from the City, please provide it to Staff. If you are unable to provide documentation on this item, the unpaved area cannot be used for storage, maneuvering, or parking of vehicles.

Please be aware that any similar violation within a 12-month period will result in an immediate first notice of violation and a \$250 citation from the City of Ramsey.

If you have questions concerning this Notice, please contact me at (763) 433-9821. If you have any troubles reaching me, please contact the Community Development Department at 763-433-9824.

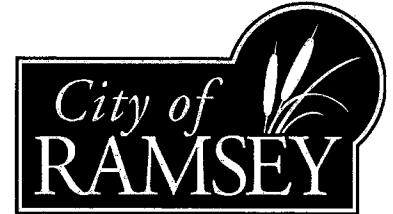
Sincerely,

A handwritten signature in black ink that reads "CHLOE MCGUIRE". The signature is written in a cursive, slightly slanted style.

Chloe McGuire, City Planner  
City of Ramsey Community Development Department

STATE OF MINNESOTA  
COUNTY OF ANOKA

CITY OF RAMSEY  
*Code Enforcement Unit*



November 16, 2018

Star Auto and Truck Sales  
Eugene Dubois Trustee  
7009 Highway 10 NW  
Ramsey, MN 55303

-----NOTICE OF ABATEMENT-----

RE: Parking on Unapproved Surfaces, Refuse, Public Nuisance in the H-1 Business District on Anoka County PID #34-32-25-22-0010

Dear Property Owner:

The City of Ramsey has adopted certain ordinances that are designed to help keep the community safe, healthy, and attractive. It has come to the City's attention that vehicles at your place of business are being stored on unapproved surfaces, and on separate, adjacent properties.

You were sent a reminder on September 4, 2018, a first notice on September 24, 2018, and a second notice of violation on October 12, 2018 that you may not park on the grass, nor in the City right-of-way, that you must remain on your own property and remove the garbage and junk piles onsite. You were also told that you could not have cannibalized auto parts. During an inspection on October 4, 2018, Staff spoke with you and you agreed that within two weeks you would remove all vehicles from the city-owned property, the right-of-way in front of and behind the property, and remove all junk and garbage onsite – which includes car parts and tires. Since that date, Staff has seen improvement on the property, including the removal of cars from the City-owned land adjacent to your property. Staff has not seen a reduction in the garbage piles onsite, and there are a few items that still need to be addressed.

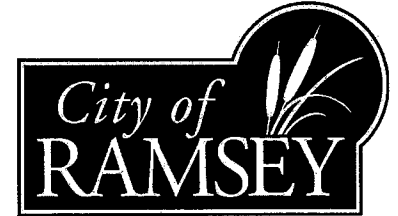
**You received a letter dated November 6, 2018 which stated that abatement was scheduled for the week of November 19, 2018. Due to the proximity to the Thanksgiving holiday, the abatement has been rescheduled for the week of November 26, 2018.**

You have until that date to remove all vehicles from adjacent properties and from the grass, and any unapproved parking surface. Reshetar Systems, Inc., the City's abatement contractor, will conduct this work. You will be invoiced for the work performed plus a twenty-five percent (25%) administrative charge. For this situation, abatement includes removal of the items in question including:

- Red truck in grass behind building\* [Shown in Exhibit 1]
- Red trailer in grass behind building with blue tarp\* [Shown in Exhibit 1]
- Pallets and metal, refuse, junk near red trailer in grass [Shown in Exhibit 1]
- Large pile of refuse including futon, cushions, metal scraps, pallets, wood\*\* [Shown in Exhibit 1]
- Black Silverado truck parked on grass behind building\* [Shown in Exhibit 2]
- White semi-trailer parked in grass behind building, with red and black stripe at bottom, decals

STATE OF MINNESOTA  
COUNTY OF ANOKA

CITY OF RAMSEY  
Code Enforcement Unit



- include Lund, Trail Master, Get the Look!, deflecta-shield, etc. \* [Shown in Exhibit 2]
- White car parked on grass in rear yard\* [Shown in Exhibit 2]
  - Toys behind building near woods on grass\*\*
  - Stockpiles of gravel and dirt behind building in rear yard\*\*
  - Pile of pallets behind building on grass near dumpster\*\* [Shown in Exhibit 2]
  - Pile of truck toppers near dumpster – appears to be at least 5 toppers, including 3 black, 1 white, and 1 tan\*\* [Shown in Exhibit 2]
  - Junk behind building near dumpster including metal parts, scraps, microwave, coolers, buckets, construction debris, etc.\*\* [Shown in Exhibit 2 and 3]
  - Tires and cannibalized car parts stored behind building [Shown in Exhibit 2 and 3]
  - Any items in the City right-of-way behind the building\*\*
  - Paving equipment, including large yellow paving equipment, heavy machinery, tanks, mixers, and any other piece of heavy machinery on your property or in the City right-of-way

\*These items are violations of City Code section 117-356(d) stating that all parking must be on approved surfaces such as bituminous asphalt, or concrete. Parking on the grass is not allowed.

\*\*These items are considered a public nuisance under Chapter 30 of the City Code which states:

(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.

(7) The depositing of garbage or refuse on a public right-of-way or adjacent private property.

\*\*\* These items are violations of:

- City Code Section 117-356 as they are parked on an unimproved surface
- City Code Section 117-120 as heavy industrial and outdoor storage are not a permitted use in the H-1 District
- City Code Chapter 30: Public Nuisance
  - Section 4, Item 10: All dangerous, unguarded machinery in any public place, or so situated or operated on private property as to attract the public.

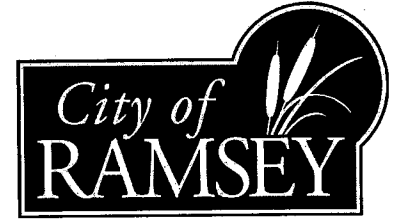
Abatement of these items is allowed under City Code Chapter 30, Section 30-6 and 30-7.

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:

City of Ramsey • 7550 Sunwood Dr NW • Ramsey, MN 55303  
City Hall (763) 427-1410 • Police Administration (763) 427-6812

STATE OF MINNESOTA  
COUNTY OF ANOKA

CITY OF RAMSEY  
*Code Enforcement Unit*



Jeff Katers, 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 onto the Property and correct (abate) the violations, and assess the costs of abatement along with any penalties and interest incurred. 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 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 this Notice, please contact me at (763) 433-9821. If you have any troubles reaching me, please contact the Community Development Department at 763-433-9824.

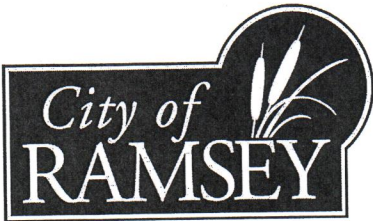
Sincerely,

A handwritten signature in black ink, appearing to read "CMCGUIRE".

Chloe McGuire, City Planner  
City of Ramsey Community Development Department

STATE OF MINNESOTA  
COUNTY OF ANOKA

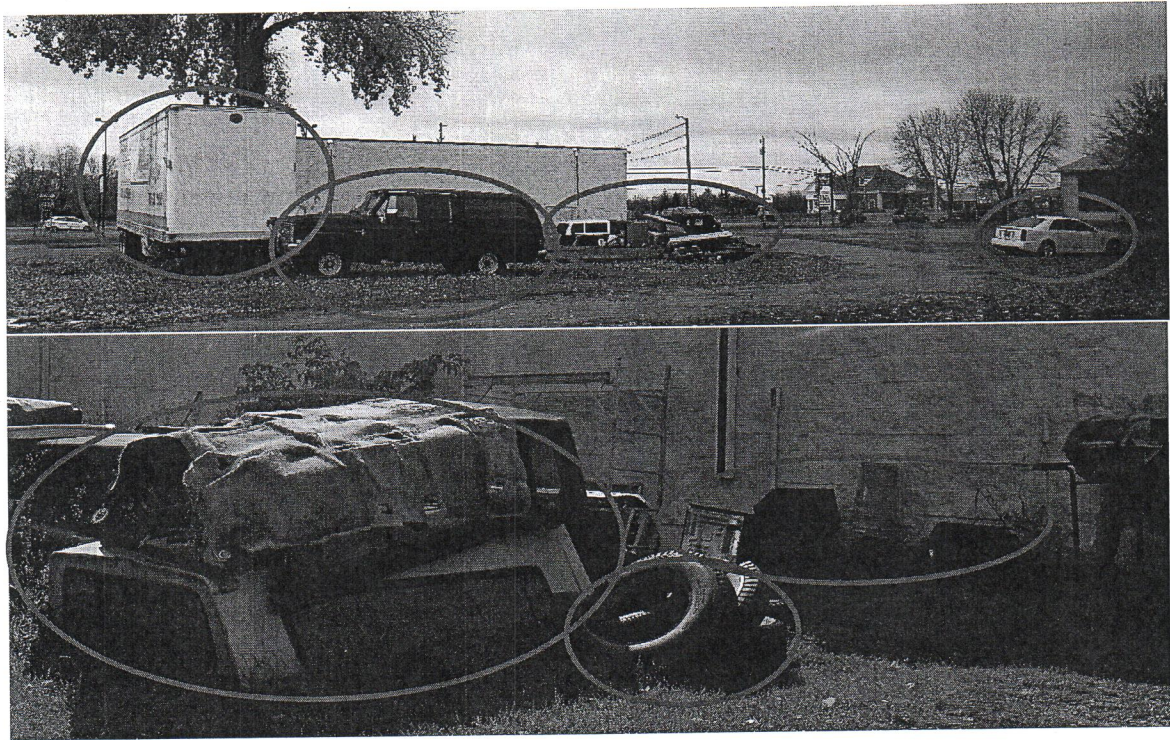
CITY OF RAMSEY  
*Code Enforcement Unit*



**Exhibit 1: Red truck, red trailer, pallets, junk pile**

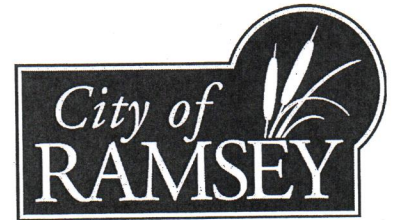


**Exhibit 2: Black truck, red car, white semi, pallets, items near dumpster, truck toppers**

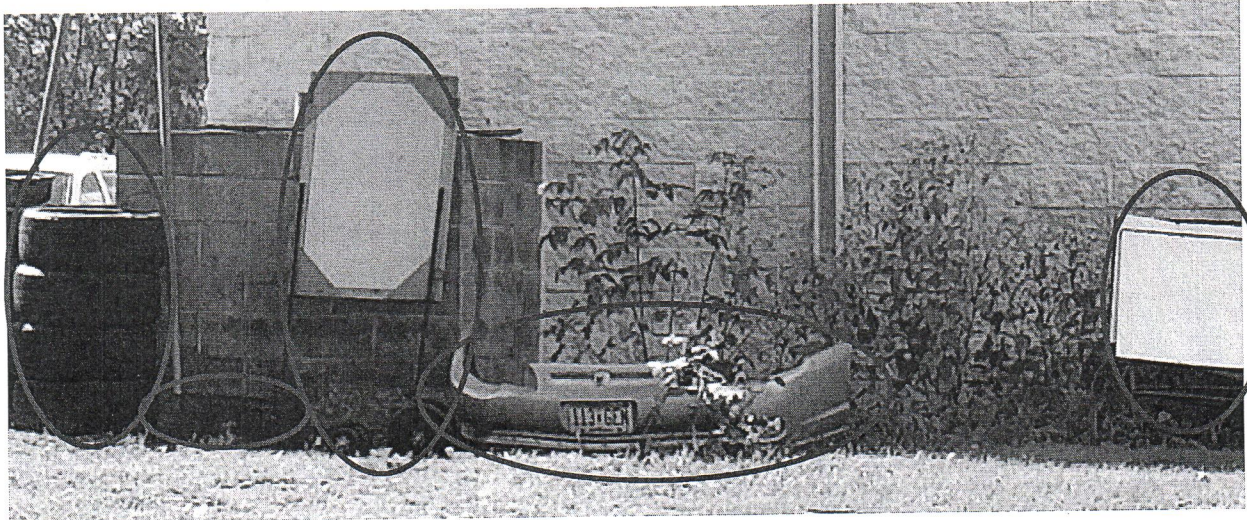


STATE OF MINNESOTA  
COUNTY OF ANOKA

CITY OF RAMSEY  
*Code Enforcement Unit*



**Exhibit 3: Tires, Cannabilized Car Parts, Junk**





# City of Ramsey

15153 NOWTHEN BOULEVARD N.W., RAMSEY, MINNESOTA 55303 • (612) 427-1410

---

August 27, 1991

James Klingelhoets  
Deals on Wheels  
7009 Hwy. #10 N.W.  
Ramsey, MN 55303

Re: Operation standards for 7009 Hwy. #10 N.W.

James:

It has been reported to me that you are displaying vehicles right up to the front property line of your parcel and across the access during off business hours. As I noted in my letter of July 10, 1991, the operating standards that were established for this property during site plan approval indicate that all vehicles on display must be set back 25 feet from the front property line. Part of the reason for this requirement is that there are shared accesses in Kovar Addition and the front 25 feet of 7009 Hwy. #10 was supposed to remain open to allow access to parcels west of the subject property. Please make arrangements to comply with this term of the development permit, a copy of which is enclosed for your information purposes.

If you have any questions, please call me at 427-1410. Thank you for your anticipated cooperation.

Respectfully,

CITY OF RAMSEY

Sylvia Frolik  
Zoning Administrator

Enclosure

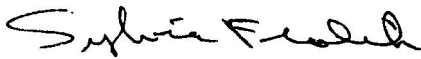
I should also take this opportunity to alert you to some of the terms under which the subject property was approved for development. The agreement on the property states that at least 6 off street parking spaces shall be provided, no area may be used for display purposes unless it is surfaced with blacktop or concrete, and all vehicles on display shall be located at least 25 north of the south property line.

I would like to thank you for contacting me so promptly. It provided us with the opportunity to resolve the zoning issues relating to motor vehicle sales on the property and this information will be documented in the property file.

If you have any questions or need additional information, please don't hesitate to call me at 427-1410. Thank you very much for your cooperation in this matter.

Respectfully,

CITY OF RAMSEY



Sylvia Frolik  
Zoning Administrator

cc: Community Development Inspector Lutmer



# City of Ramsey

15153 NOWTHEN BOULEVARD N.W., RAMSEY, MINNESOTA 55303 • (612) 427-1410

---

July 10, 1991

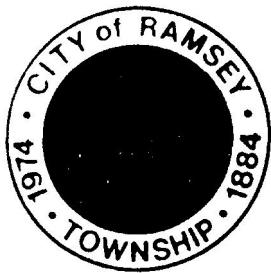
James Klingelhoets  
Deals on Wheels  
7009 Hwy. #10 N.W.  
Ramsey, Mn 55303

Re: Use of property for motor vehicle sales

James:

On July 10, 1991, your partner, Jerry McKernan contacted me regarding my letter of July 5, 1991. In my letter I had stated that it had been noted that Deals on Wheels relocated from 7445 Hwy. #10 N.W. to 7009 Hwy. #10 N.W. and that the new location was zoned B-3 Business for which auto sales is a permitted use but outside display areas require a conditional use permit. In my conversation with Jerry, he indicated that he had discussed the matter with Larry Rudesill, the developer of the subject property. It was Larry's understanding that auto sales was a permitted use of the property and even though there was a rezoning, that use should be able to continue.

I have researched the property file and City Code and have made the following determination. Prior to December of 1990, the property was zoned B-1 Business for which auto sales was a permitted use. The City rezoned the subject property to B-3 Business in December of 1990, for which auto sales continues to be a permitted use, but any use that includes an outside display or sales area must obtain a conditional use permit. According to City Code, a use that was permitted prior to the rezoning may continue to exist as a lawful nonconforming use until it is expanded or the use ceases for six consecutive months. Jerry has indicated that Deals on Wheels began operations on the property the same week that Larrys Autos Unlimited left the site. Therefore, I have classified motor vehicle sales at 7009 Hwy. #10 N.W. as a lawful nonconforming use. As I noted above, lawful nonconforming uses may continue to exist until they are expanded or unless the uses ceases for six months, at which time the use of the property must conform to current zoning regulations. So for your future information purposes, the current zoning is B-3 and any future expansion of the motor vehicle sales operation at 7009 Hwy. #10 would require a conditional use permit. Also, if motor vehicle sales ever ceases at the subject property for more than 6 months, to resume motor vehicle sales on the site will also require a conditional use permit.



# City of Ramsey

15153 NOWTHEN BOULEVARD N.W., RAMSEY, MINNESOTA 55303 • (612) 427-1410

---

July 5, 1991

James Klingelhoets  
Deals on Wheels  
7009 Hwy. #10 N.W.  
Ramsey, Mn 55303

Re: Change of location

James:

I have noticed that you have relocated your vehicle sales operation from 7445 Hwy. #10 N.W. to 7009 Hwy. #10 N.W. As I am sure you are aware, your vehicle sales operation at 7445 Hwy. #10 N.W. was considered lawful non-conforming. According to City Code, if a non-conforming use ceases for 6 consecutive months, then that use of the property loses its non-conforming rights and future use of the property must conform to the zoning placed on the property. The subject parcel is zoned B-3 Business and vehicle sales is a permitted use in that zone. However, if the operation includes an outdoor sales or display area, then a conditional use permit is required.

With regard to your situation at 7009 Hwy. #10 N.W., that property is also zoned B-3 Business. As I noted above, vehicle sales is a permitted use in that zone; but if the use includes an outdoor sales or display area, then a conditional use permit is required. Therefore, you do need a conditional use permit to operate your motor vehicle sales operation at 7009 Hwy. #10 N.W.

For your convenience, I am enclosing a conditional use permit information/application packet. A conditional use permit request includes a \$100.00 non-refundable application fee and the applicant is also required to place \$150.00 in an escrow account with the City. The \$150.00 escrow is used to cover costs incurred by City Staff in processing your request. Once the application is completed through the process, any funds remaining in the \$150.00 escrow account are refunded to the applicant; likewise, if the processing costs exceed \$150.00, the applicant is responsible for the balance due. The application is subject to a public hearing conducted by the Planning and Zoning Commission; that Commission then makes a recommendation to City Council and the City Council makes the final decision to approve or deny the request.

In view of the circumstances, I would suggest that you make application for your conditional use permit as soon as possible. If I receive your application and all supporting documentation by July 16, I can place your request on the August 6, 1991 Planning and Zoning Commission agenda. If you have any questions, or need additional information, please don't hesitate to call me at 427-1410. Thank you for your anticipated cooperation.

Respectfully,

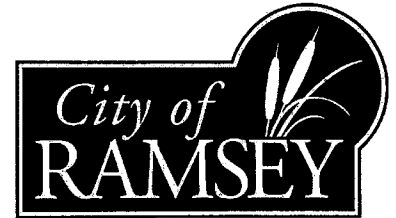
CITY OF RAMSEY

Sylvia Frolik  
Zoning Administrator

34-32-25-22-0010

STATE OF MINNESOTA  
COUNTY OF ANOKA

CITY OF RAMSEY  
*Code Enforcement Unit*



November 6, 2018

Star Auto and Truck Sales  
Eugene Dubois Trustee  
7009 Highway 10 NW  
Ramsey, MN 55303

-----NOTICE OF ABATEMENT-----

RE: Parking on Unapproved Surfaces, Refuse, Public Nuisance in the H-1 Business District on Anoka County PID #34-32-25-22-0010

Dear Property Owner:

The City of Ramsey has adopted certain ordinances that are designed to help keep the community safe, healthy, and attractive. It has come to the City's attention that vehicles at your place of business are being stored on unapproved surfaces, and on separate, adjacent properties.

You were sent a reminder on September 4, 2018, a first notice on September 24, 2018, and a second notice of violation on October 12, 2018 that you may not park on the grass, nor in the City right-of-way, that you must remain on your own property and remove the garbage and junk piles onsite. You were also told that you could not have cannibalized auto parts. During an inspection on October 4, 2018, Staff spoke with you and you agreed that within two weeks you would remove all vehicles from the city-owned property, the right-of-way in front of and behind the property, and remove all junk and garbage onsite – which includes car parts and tires. Since that date, Staff has seen improvement on the property, including the removal of cars from the City-owned land adjacent to your property. Staff has not seen a reduction in the garbage piles onsite, and there are a few items that still need to be addressed.

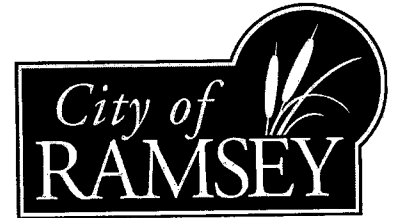
**The abatement is scheduled for the week of November 19, 2018.** You have until that date to remove all vehicles from adjacent properties and from the grass, and any unapproved parking surface. Reshetar Systems, Inc., the City's abatement contractor, will conduct this work. You will be invoiced for the work performed plus a twenty-five percent (25%) administrative charge. For this situation, abatement includes removal of the items in question including:

- Red truck in grass behind building\* [Shown in Exhibit 1]
- Red trailer in grass behind building with blue tarp\* [Shown in Exhibit 1]
- Pallets and metal, refuse, junk near red trailer in grass [Shown in Exhibit 1]
- Large pile of refuse including futon, cushions, metal scraps, pallets, wood\*\* [Shown in Exhibit 1]
- Black Silverado truck parked on grass behind building\* [Shown in Exhibit 2]
- White semi-trailer parked in grass behind building, with red and black stripe at bottom, decals include Lund, Trail Master, Get the Look!, deflecta-shield, etc. \* [Shown in Exhibit 2]
- White car parked on grass in rear yard\* [Shown in Exhibit 2]
- Toys behind building near woods on grass\*\*

City of Ramsey • 7550 Sunwood Dr NW • Ramsey, MN 55303  
City Hall (763) 427-1410 • Police Administration (763) 427-6812

STATE OF MINNESOTA  
COUNTY OF ANOKA

CITY OF RAMSEY  
Code Enforcement Unit



- Stockpiles of gravel and dirt behind building in rear yard\*\*
- Pile of pallets behind building on grass near dumpster\*\* [Shown in Exhibit 2]
- Pile of truck toppers near dumpster – appears to be at least 5 toppers, including 3 black, 1 white, and 1 tan\*\* [Shown in Exhibit 2]
- Junk behind building near dumpster including metal parts, scraps, microwave, coolers, buckets, construction debris, etc.\*\* [Shown in Exhibit 2 and 3]
- Tires and cannibalized car parts stored behind building [Shown in Exhibit 2 and 3]
- Any items in the City right-of-way behind the building\*\*
- Paving equipment, including large yellow paving equipment, heavy machinery, tanks, mixers, and any other piece of heavy machinery on your property or in the City right-of-way

\*These items are violations of City Code section 117-356(d) stating that all parking must be on approved surfaces such as bituminous asphalt, or concrete. Parking on the grass is not allowed.

\*\*These items are considered a public nuisance under Chapter 30 of the City Code which states:

(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.

(7) The depositing of garbage or refuse on a public right-of-way or adjacent private property.

\*\*\* These items are violations of:

- City Code Section 117-356 as they are parked on an unimproved surface
- City Code Section 117-120 as heavy industrial and outdoor storage are not a permitted use in the H-1 District
- City Code Chapter 30: Public Nuisance
  - Section 4, Item 10: All dangerous, unguarded machinery in any public place, or so situated or operated on private property as to attract the public.

Abatement of these items is allowed under City Code Chapter 30, Section 30-6 and 30-7.

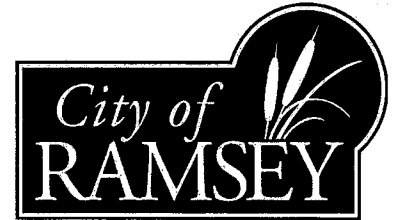
You may request a hearing before a Hearing Examiner regarding these violations. Your request must be filed in writing addressed to the Chief of Police within fourteen (14) days from the date you receive this notice and your request MUST identify with specificity the basis for your objection to the interpretation 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:

Jeff Katers, Chief of Police  
Ramsey Police Department  
7550 Sunwood Drive NW  
Ramsey, MN 55303

City of Ramsey • 7550 Sunwood Dr NW • Ramsey, MN 55303  
City Hall (763) 427-1410 • Police Administration (763) 427-6812

STATE OF MINNESOTA  
COUNTY OF ANOKA

CITY OF RAMSEY  
*Code Enforcement Unit*



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 onto the Property and correct (abate) the violations, and assess the costs of abatement along with any penalties and interest incurred. 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 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 this Notice, please contact me at (763) 433-9821. If you have any troubles reaching me, please contact the Community Development Department at 763-433-9824.

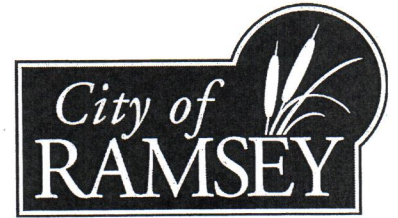
Sincerely,

A handwritten signature in black ink, appearing to read "McGuire", is written over the typed name.

Chloe McGuire, City Planner  
City of Ramsey Community Development Department

STATE OF MINNESOTA  
COUNTY OF ANOKA

CITY OF RAMSEY  
*Code Enforcement Unit*



**Exhibit 1: Red truck, red trailer, pallets, junk pile**

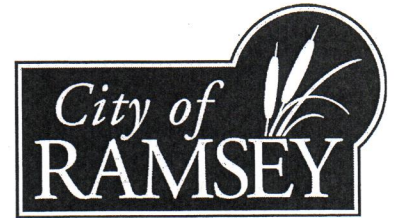


**Exhibit 2: Black truck, red car, white semi, pallets, items near dumpster, truck toppers**

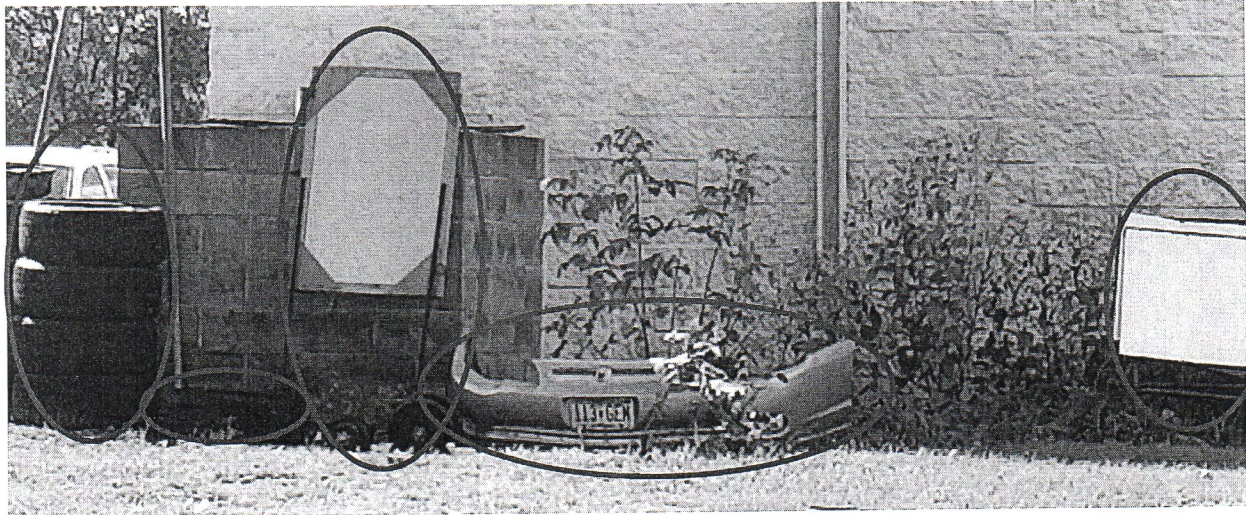


STATE OF MINNESOTA  
COUNTY OF ANOKA

CITY OF RAMSEY  
*Code Enforcement Unit*

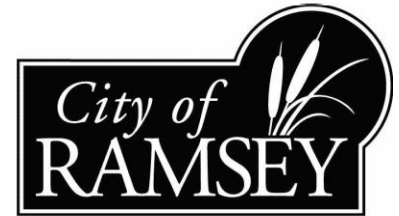


**Exhibit 3: Tires, Cannabilized Car Parts, Junk**



STATE OF MINNESOTA  
COUNTY OF ANOKA

CITY OF RAMSEY  
*Code Enforcement Unit*



October 12, 2018

Star Auto and Truck Sales  
Eugene Dubois Trustee  
7009 Highway 10 NW  
Ramsey, MN 55303

-----SECOND NOTICE OF VIOLATION-----

RE: Parking Location – Parking on Unapproved Surfaces in the H-1 Business District on Anoka County  
PID #34-32-25-22-0010

Dear Property Owner:

The City of Ramsey has adopted certain ordinances that are designed to help keep the community safe, healthy, and attractive. It has come to the City's attention that vehicles at your place of business are being stored on unapproved surfaces, and on separate, adjacent properties.

You were sent a reminder notice on September 4, 2018 and a first notice on September 24, 2018 that you may not park on the grass, nor in the City right-of-way, and you must remain on your own property. During an inspection on October 4, 2018, Staff spoke with you and you agreed that within two weeks you would remove all vehicles from the city-owned property, the right-of-way in front of and behind the property, and remove all junk and garbage onsite. We appreciate you working with the City and this letter is being sent to keep the clean up on track as vehicles are still stored on the City-owned property, in the right-of-way, and parked on dirt and grass. **All vehicles must be stored on a paved surface.**

**You have until October 26, 2018 to remove all vehicles from adjacent properties and from the grass, right-of-way, and any other unimproved parking surface. Items that must be addressed include:**

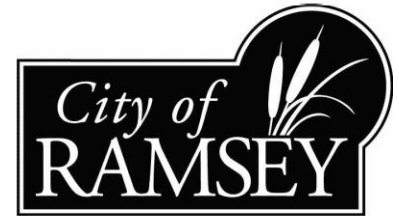
- Remove: Stockpiles of gravel and dirt behind building in rear yard
- Remove: Red trailer in right-of-way behind building in rear yard
- Move/Address: Any cars or vehicles parked on dirt or on grass must be moved to a paved surface
- Remove: Stockpiles of garbage onsite and in right-of-way including microwave, pallets, what appears to be a futon, coolers, tarps, buckets
- Remove: Any cannibalized car parts including trailer toppers, bumpers, and any tires stored outside

Per our conversation on October 4, 2018 – you may not burn these items. They must be removed and disposed of properly.

This letter is being sent as a second notice of violation indicating that you are not in compliance with City Code section 117-356(d) stating that all parking must be on approved surfaces such as bituminous asphalt, or concrete. *Parking on the grass is not allowed. The vehicles behind the building on the dirt need to be moved to a paved surface. If you wish to expand your paving, please contact the City for a permit.* You are currently parking vehicles and selling vehicles from adjacent properties – this is not

STATE OF MINNESOTA  
COUNTY OF ANOKA

CITY OF RAMSEY  
*Code Enforcement Unit*



allowed. Additionally, the asphalt tank, oil tank, pallets, shelving, semis unrelated to Star Auto, heavy machinery, bobcats, and paving equipment must be removed from behind the building. These items are not on proper surfacing per City Code Section 117-356, are unpermitted, and are stored in the City right-of-way. Any items left in the right-of-way or stored on City property will be removed by the City on October 26, 2018.

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:

Jeff Katers, 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 onto the Property and correct (abate) the violations, and assess the costs of abatement along with any penalties and interest incurred.** 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 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.

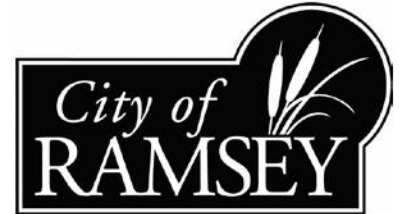
If you have questions concerning this Notice, please contact me at (763) 433-9821. If you have any troubles reaching me, please contact the Community Development Department at 763-433-9824.

Sincerely,

Chloe McGuire, City Planner  
City of Ramsey Community Development Department

STATE OF MINNESOTA  
COUNTY OF ANOKA

CITY OF RAMSEY  
*Code Enforcement Unit*



September 24, 2018

Star Auto and Truck Sales  
Eugene Dubois Trustee  
7009 Highway 10 NW  
Ramsey, MN 55303

-----FIRST NOTICE OF VIOLATION-----

RE: Parking Location – Parking on Unapproved Surfaces in the H-1 Business District on Anoka County  
PID #34-32-25-22-0010

Dear Property Owner:

The City of Ramsey has adopted certain ordinances that are designed to help keep the community safe, healthy, and attractive. It has come to the City's attention that vehicles at your place of business are being stored on unapproved surfaces, and on separate, adjacent properties.

You were sent a reminder notice on September 4, 2018 that you may not park on the grass, nor in the City right-of-way, and you must remain on your own property. During an inspection on September 24, 2018, staff noted you parking on the City-owned adjacent property on an unpaved surface, in the grass in front of your property in the City right-of-way, and storing vehicles on the adjacent property to the east.

This letter is being sent as a first notice of violation indicating that you are not in compliance with City Code section 117-356(d) stating that all parking must be on approved surfaces such as bituminous asphalt, or concrete. *Parking on the grass is not allowed.* Additionally, any expansion of the designated parking area on your property requires a building permit from the City. You are currently parking vehicles and selling vehicles from adjacent properties – this is not allowed.

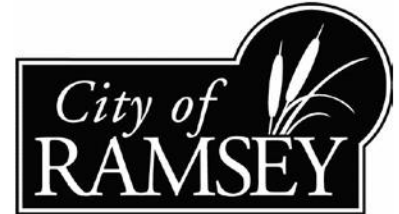
**You have until October 8, 2018 to remove all vehicles from adjacent properties and from the grass, street right-of-way, and any other unimproved parking surface.** Staff has included an attachment to this violation notice showing where parking of your vehicles must be contained to, which is highlighted. Any area outlined in red may not have any of your vehicles.

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:

City of Ramsey • 7550 Sunwood Dr NW • Ramsey, MN 55303  
City Hall (763) 427-1410 • Police Administration (763) 427-6812

STATE OF MINNESOTA  
COUNTY OF ANOKA

CITY OF RAMSEY  
*Code Enforcement Unit*



Jeff Katers, 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 onto the Property and correct (abate) the violations, and assess the costs of abatement along with any penalties and interest incurred. 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 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 this Notice, please contact me at (763) 433-9821. If you have any troubles reaching me, please contact the Community Development Department at 763-433-9824.

Sincerely,

Chloe McGuire, City Planner  
City of Ramsey Community Development Department

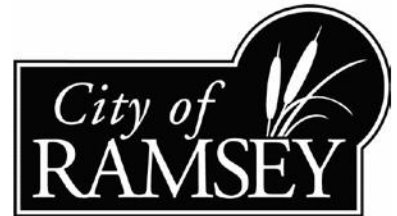
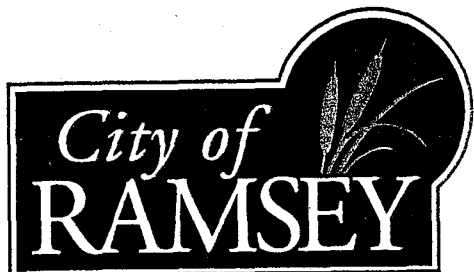


Exhibit 1: Parking area defined in yellow. No parking in red areas.

34-32-25-22-0010



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

January 16, 2007

Star Auto & Truck Sales  
Attn: Owner/Manager  
7009 Highway 10 NW  
Ramsey, MN 55303

Re: 2007 licensing

Dear Business Owner/Manager:

In November of 2006, you received notice that the City Council agenda for December 12, 2006 included a discussion of the status of enforcement of performance standards for businesses required to obtain a motor vehicle, sales, repair, and/or rental license from the City. At the December 12 meeting, City Staff presented a case that summarized the main areas of concern with respect to the various businesses that have not made any progress towards compliance. At Staff's recommendation, the City Council deferred the discussion to a future work session. That work session date and time has been set for Tuesday, January 23, 2007 at 5:45 p.m. or immediately following the 5:30 p.m. City Council Personnel Subcommittee meeting. The work sessions are open to the public. While City Council may open the floor for public comment, the purpose of the work sessions is to give councilmembers an opportunity to work through issues in an informal setting. Generally, the result of a work session is that staff is given direction on how to proceed and if necessary, the item is brought to a regular Council meeting for formal action.

In the interim, there are some 2007 license applications that are pending. It is anticipated that finalization of the 2007 licensing will resume following the January 23, 2007 work session.

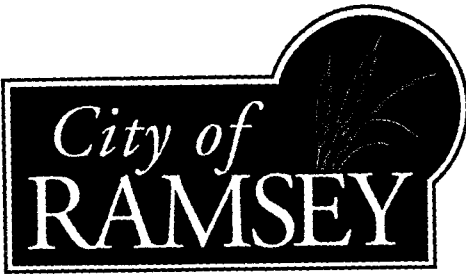
A copy of the January 23, 2007 Work Session Topic Report will be available for review prior to the meeting.

Sincerely,

*Sylvia Frolik*

Sylvia Frolik  
Asst. Community Development Director

*JoAnn Thieling*  
JoAnn Thieling  
City Clerk



---

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

November 21, 2006

Star Auto & Truck Sales  
Attn: Owner/Manager  
7009 Highway 10 NW  
Ramsey, MN 55303

Re: 2007 licensing

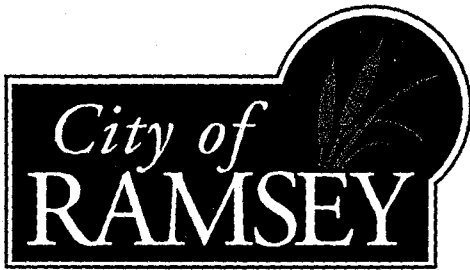
Dear Business Owner/Manager:

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



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

July 11, 2006

Star Auto & Truck Sales  
Attn: Owner/Manager  
7009 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.

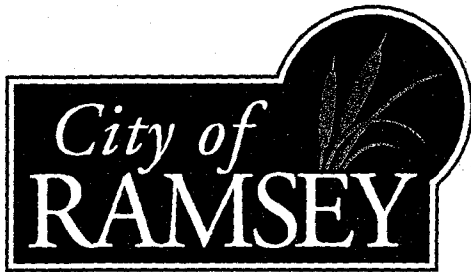
Our interest is in improving the image of the Highway 10 corridor and creating an equal playing field for all businesses. We feel this will be a step toward that goal. If you have any questions concerning this matter, please contact me at 763-433-9905.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Anderson", is written over the printed name.

Chris Anderson  
Zoning & Recycling Coordinator



---

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

October 13, 2005

Star Auto  
Attn: Eugene Dubois  
7009 Highway 10 NW  
Ramsey, MN 55303

**Re: Zoning Violations at 34-32-25-22-0010**

Dear Eugene Dubois:

The City of Ramsey visually inspected your property and observed that it is in violation of Section 9.20.22 Subd. 5 (Standards) of the Ramsey City Code. This section reads as follows:

**“Off street parking areas, driveways, traffic maneuvering areas, open and outdoor storage areas, open and outdoor service, sales, display or rental areas shall be surfaced with concrete or blacktop and finished with continuous concrete curbing as recommended by the City Engineer and reflected on an approved site plan.”**

When your property was inspected, it was apparent that there were vehicles that were for sale, stored and/or displayed on a surface that was not bituminous or concrete in nature. This is a direct violation of the standards associated with the B-2 Business District.

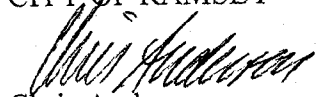
You have two options to bring your property into compliance with the existing zoning ordinance:

1. Arrange the vehicles so that they are on the existing bituminous or concrete surface, while maintaining the minimum number of paved customer and employee parking standards (for auto sales lots, there shall be one parking space for each 10 autos displayed). If you cannot place your stock and maintain the minimum number of off street parking spaces, you will be required to remove the excess vehicles from your property.
2. If you would like to increase the sales or display area to accommodate the number of vehicles you currently have displayed, you will need to submit a site plan addressing drainage, pavement and curbing plans to the City Engineer for review and comment.

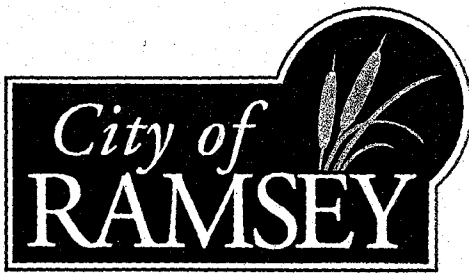
The automobiles that are currently being displayed on the grass must be arranged on an approved surface by **November 13, 2005**. If you choose to expand your sales/display/storage area, the City may require that you apply for and receive approval for an Interim Use Permit to keep the vehicles on an unimproved surface until the necessary improvements are completed.

Should you have questions concerning this matter, I will be glad to assist you. I can be reached at (763) 433-9905. Thank you for your anticipated cooperation in this manner.

Respectfully submitted,  
CITY OF RAMSEY



Chris Anderson  
Zoning & Recycling Coordinator



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

June 11, 2004

Star Auto  
Attn: Eugene Dubois  
7009 Highway 10 NW  
Ramsey, MN 55303

**Re: Zoning Violations at 34-32-25-22-0010**

Dear Eugene Dubois:

The City of Ramsey visually inspected your property and observed that it is in violation of Section 9.20.22 Subd. 5 (Standards) of the Ramsey City Code. This section reads as follows:

**“Off street parking areas, driveways, traffic maneuvering areas, open and outdoor storage areas, open and outdoor service, sales, display or rental areas shall be surfaced with concrete or blacktop and finished with continuous concrete curbing as recommended by the City Engineer and reflected on an approved site plan.”**

When your property was inspected, it was apparent that there were vehicles that were for sale, stored and/or displayed on a surface that was not bituminous or concrete in nature. This is a direct violation of the standards associated with the B-2 Business District.

You have two options to bring your property into compliance with the existing zoning ordinance:

1. Arrange the vehicles so that they are on the existing bituminous or concrete surface, while maintaining the minimum number of paved customer and employee parking standards (for auto sales lots, there shall be one parking space for each 10 autos displayed). If you cannot place your stock and maintain the minimum number of off street parking spaces, you will be required to remove the excess vehicles from your property.
2. If you would like to increase the sales or display area to accommodate the number of vehicles you currently have displayed, you will need to submit a site plan addressing drainage, pavement and curbing plans to the City Engineer for review and comment.

The automobiles that are currently being displayed on the grass must be arranged on an approved surface by **July 11, 2004**. If you choose to expand your sales/display/storage area, the City may require that you apply for and receive approval for an Interim Use Permit to keep the vehicles on an unimproved surface until the necessary improvements are completed.

Should you have questions concerning this matter, I will be glad to assist you. I can be reached at 433-9905. Thank you for your anticipated cooperation in this manner.

Respectfully submitted,  
CITY OF RAMSEY.



Chris Anderson  
Community Development Assistant

Cc: Sylvia Frolik, Community Development Director  
Jo Theiling, City Clerk