

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

RESOLUTION #21-208

A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR EXPANSION OF AN EXISTING ELECTRICAL SUBSTATION AT 9180 ALPINE DRIVE NW

RECITALS

1. Connexus Energy, hereinafter referred to as the “Permittee”, has properly applied for a Conditional Use Permit to expand an existing electrical substation at the property generally described as 9180 Alpine Drive NW and legally described as follows:

Power Substation Used on Agreement with Northfork Inc. Being Part of Lot 4 Auditors Subdivision No. 33 (NKA that part of Outlot C Northfork Located in Government Lot 5 Section 19-32-25)

-and-

That Part of Government Lot 5 Section 19 Township 32 Range 25 Lying within Outlot C Northfork Except that Part Being Used as Power Substation on Agreement with Northfork Inc. (See PIN 19-32-25-31-0002); excluding road.

(“Subject Property”)

2. That the Permittee appeared before the Planning Commission on July 22, 2021 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.
3. That the Subject Property is currently zoned Planned Unit Development (PUD) and is approximately 3.14 acres in size.
4. That the Planned Unit Development District does not specify permitted, conditional or accessory uses.
5. That the Subject Property abuts the BNSF railroad right-of-way to the west and south and the parcels to the east and north are zoned PUD (part of The Links at Northfork).
6. That the existing utility substation predates the adoption of the City’s Zoning Code and thus is considered a lawful, nonconforming use.
7. That due to the growth occurring within the City of Ramsey (the “City”), the updates to the substation are needed to increase electrical capacity.
8. That City Code Section 117-51 (Conditional Use Permits) defines a conditional use as a use that cannot be properly classified as a permitted use in a particular zoning district.

FINDINGS OF FACT

1. That the expansion of the substation 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 expansion of the substation will not substantially adversely impair the use, enjoyment or market value of any of the surrounding properties.
3. That the expansion of the substation 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 expansion of the substation will not be hazardous to existing or future neighboring uses.
5. That the expansion of the substation will not impact essential public facilities and services, such as highways, streets, police and fire protection.
6. That the expansion of the substation 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 expansion of the substation 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”) to expand the lawful nonconforming use on the Subject Property contingent upon the following conditions:

CONDITIONS

1. That this **Permit** allows for the expansion of the utility substation in accordance with plans prepared by Connexus Energy, dated May 25, 2021, and by Great River Energy, dated May 4, 2021 (combined, the “Plans”) to occur on the **Subject Property**. The **Plans** are not attached to this **Permit** but are housed with the **City**.
2. That the **Permittee** shall maintain the Subject Property in compliance with City Code Chapter 117 (Zoning and Subdivisions), Article II (Zoning) Division 8 (Signs), and Chapter 30 (Nuisances) at all times.

3. That this **Permit** shall be perpetual in duration as long as the terms are herein complied with.
4. That the **Permittee** shall be responsible for all City costs incurred in administering and enforcing this Permit.
5. 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.
6. That this **Permit** shall automatically expire if the use is not initiated by August 10, 2022.

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:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this 10th day of August, 2021.

