

**STATE OF MINNESOTA  
COUNTY OF ANOKA**

**CITY OF RAMSEY  
Code Enforcement Unit**



September 8, 2021

Ron Touchette  
C/O Rock Solid Company  
7078 E Fish Lake Rd  
Maple Grove, MN 55311

Current Owner  
7127 Highway 10 NW  
Unit B & C  
Ramsey, MN 55303

**- NOTICE OF ABATEMENT -**

RE: Public Nuisance and Off-Street Parking Violations on Anoka County PID # 27-32-25-33-0020 (7127 Highway 10 NW)

Dear Mr. Touchette:

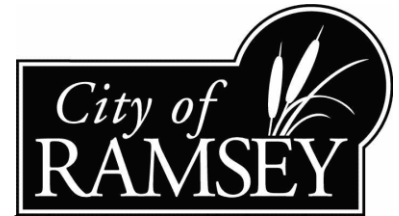
There have been no changes to the violations on the subject property since the extensions from the original deadline of August 3, which was agreed to during our meeting at City Hall on July 20. Staff has been generous with the extensions for the property to be removed of the violations.

**History to Date:**

- February 20, 2020: Email sent outlining need for proposed Site Plan related to permit. Noted need for removal of triple stacked vehicles.
- September 16, 2020: Email sent outlining need for Conditional Use Permit (CUP) based on expansion onsite. Laid out process and need for adequate drive aisles, customer parking, and sufficient space for each dealer.
- October 28, 2020: First letter sent.
- November 18, 2020: First notice of violation sent.
- June 22, 2021: City Council adopted Resolution 21-161, which authorized staff to complete abatement as soon as July 26, 2021.
- July 20, 2021: Staff met onsite with you at City Hall and we discussed the history of the site (lawful, nonconforming status) and the expansion that has happened onsite. Staff directed you to apply for a Conditional Use Permit (CUP) for any expansion, and to remove any vehicles parked on the grass, tripled stacked in the back, and that we do not permit shipping containers on the Property as an allowed use. You stated you would get us a draft site plan within two weeks. Staff sent you an email confirming the deadline of August 3, 2021.
- June 25, 2021: Recent first letter of violation with citation for \$75; returned in mail
- July 9, 2021: Second notice of violation with citation for \$250; not returned and outstanding
- July 20, 2021: Meeting at City Hall with Staff and Property Owner
- July 21, 2021: Notice of violation with resolution and site plan emailed and mailed

STATE OF MINNESOTA  
COUNTY OF ANOKA

CITY OF RAMSEY  
*Code Enforcement Unit*



- August 13, 2021: Additional notice of violation with resolution and site plan emailed and mailed
- o Follow ups
  - July 21, 2021: Staff attempted to contact you via email following meeting.
  - August 13, 2021: Staff attempted to contact you via email and phone.
  - August 25, 2021: Staff attempted to contact you via email and phone.
  - August 26, 2021: Staff corresponded with Property Owner via email.
  - August 27, 2021: Staff re-inspected the property and left voicemail for Property Owner per their request.
  - September 8, 2021: Staff sent this letter, indicating abatement in two weeks.
  - September 22, 2021: Staff will reinspect the property and schedule abatement contractors at that time; if necessary

**Items to be Abated as soon as September 22, 2021:**

Shipping Container

- o City Code Section 117-57 of Ramsey City Code states that unlawful expansion is not included in lawful nonconforming rights.
- o Not a permitted use under Section 117-120. – H-1 Highway 10 Business District.
- o Did not receive a permit.
- o Corrective Action: Apply for an Interim Use Permit (IUP) for the Shipping Containers (as noted in meeting at City Hall) and subsequent zoning permit

Vehicles Triple Stacked – Expansion of use, parking on unapproved surface, nuisance (Vehicles parked outside of the single row of rear parking area outline in Exhibit 1)

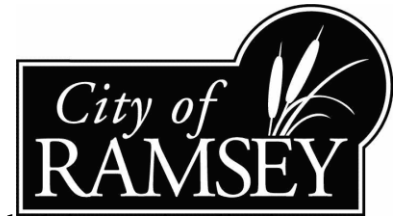
- o City Code Section 117-57. Nonconforming structures and uses: Notwithstanding any other provisions of this chapter, any nonconformity, including the lawful use or occupation of land or premises existing at the time of the adoption of an additional control under this chapter, may be continued, including through repair, replacement, restoration, maintenance, or improvement, **but not including expansion**, unless it is a nonconforming use that is destroyed by fire or other peril to the extent of greater than 50 percent of its market value, and no building permit has been applied for within 180 days of when the property is damaged. In this case, the city may impose reasonable conditions upon a building permit in order to mitigate any newly created impact on adjacent property. Any subsequent use or occupancy of the land or premises shall be a conforming use or occupancy.
- o Additionally, triple stacked vehicles are considered a hazard by the City's Public Safety Department and is considered a Nuisance under Chapter 30.
- o Corrective Action: Remove triple stacked vehicles from the site. Ensure all vehicles are properly licensed and roadworthy. Store any vehicles regulated by nuisance chapter inside.

Vehicles on Grass

- o City Code Section 117-356 – Commercial and industrial development off-street parking.
  - (3) Standards.
    - (g) Acceptable uses. The use of the property must be in accordance with  
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*



- permitted, conditional, and accessory uses of the underlying zoning district.
- (h) Motor vehicles. The storage of motor vehicles and equipment must be in accordance with City Code sections 117-355 and 117-356 (off-street parking). The storage of inoperable vehicles or equipment is not acceptable. Parking on grass is not acceptable (shown in the exhibits).
  - Corrective Action: Remove vehicles from grass or apply for CUP to expand parking area, pave area where vehicles are parked.

Vehicles Double Stacked Near Tenant Home

- Corrective Action: Remove vehicles or apply for CUP to expand allowed parking area.

Inoperable or Abandoned Vehicles

- City Code Chapter 30-3 – Property conditions constituting a public nuisance
  - (25) The outdoor or outside storage of any abandoned or inoperable vehicles, as defined by this chapter.
  - Corrective Action: Remove said vehicles from the property or store inside. As noted in the meeting in City Hall, Staff would be happy to bring forward a proposal for a fenced in, outdoor storage area related to the repair use onsite.

Personal Vehicles/Items Unrelated to Use

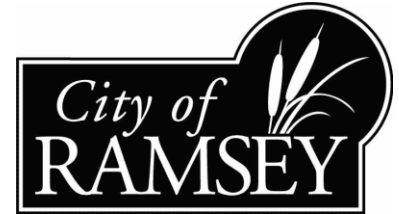
- The lawful, nonconforming use on the Subject Property is for auto sales (limited number of dealers) and one auto repair user.
- There are not lawful, nonconforming rights to store items not related to the use (e.g. boat onsite, building materials, etc.)
- Corrective Action: Remove said uses or apply for Conditional Use Permit (CUP) to expand the allowed use.

**The City will remove:**

- Vehicles parked outside of the single row of rear parking area outline in Exhibit 1
- Storage containers (shipping containers) storing items for your new building in Elk River
- White boat (not for sale or under repair)
- Vehicles parked in the grass
- Double stacked vehicles near tenant home
- Any vehicle blocking handicapped parking that is not permitted to do so
- Staff will remove items that are not within the existing use that is lawful, nonconforming as discussed in the meeting in July 2021.

Please contact me at (763) 433-9840 or [braines@cityoframsey.com](mailto:braines@cityoframsey.com) to answer any questions you may have.

Sincerely,

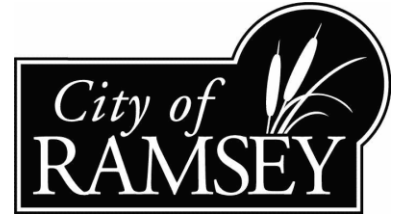


Bria Raines, Zoning Code Enforcement Officer  
(763) 433-9840 | braines@cityoframsey.com  
Community Development Department

**Exhibits 1-4: Evidence of violations on the property**



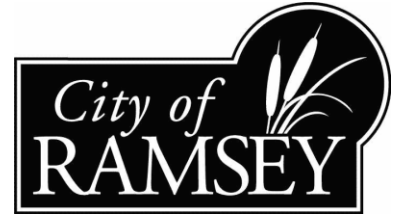
Violation: expansion of a lawful, nonconforming use without permit, adding gravel parking without permit, triple stacking and 4x stacking vehicles, parking on dirt, cars parked into ROW/outside property line



Violation: Shipping containers



Violation: Item (potentially plow) seen in red in grass area. Personal storage trailer.



Violation: Double stacked vehicles. Parking in handicapped spot/blocking handicapped parking.



Violation: Parking on the grass