

STATE OF MINNESOTA  
COUNTY OF ANOKA

CITY OF RAMSEY  
*Code Enforcement Unit*



June 25, 2021

Lori Touchette  
Or Current Owner  
7078 E Fish Lake Rd  
Maple Grove, MN 55311

Hirschfield's  
Or Current Owner  
7127 Highway 10 NW  
Ramsey, MN 55303

**-FIRST NOTICE OF VIOLATION -**

RE: Violations on Anoka County PID # 27-32-25-33-0020 (7127 Highway 10 NW)

Dear Property Owner:

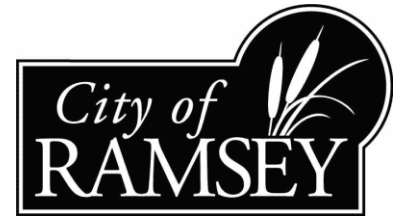
The City of Ramsey has adopted ordinances that are designed to keep the community safe, healthy and attractive. A recent inspection of the above premises revealed the following violations of the Ramsey City Code as listed below:

- City Code 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.
  - (27) Any violation of section 117-355, relating to off-street parking regulations.
- 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.
- City code Section 117-120. – H-1 Highway 10 Business District.
  - Conditional uses. Requires a conditional use permit based upon procedures set forth in and regulated by section 117-51 (Conditional use permits) of this chapter.
    - **(1) Motor vehicle, implement, and recreation equipment sales and service.**
    - (2) Light manufacturing.

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



- 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 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.**

City Code Section 117-120 of Ramsey City Code states that automotive sales businesses off of Highway 10 need a Conditional Use Permit (CUP). We do not have a Conditional Use Permit on file for motor vehicle sales. Violations have been noted by City Staff including inoperable, unlicensed, triple-stacked vehicles, parked on the grass/gravel. City Code Section 117-356 states that inoperable vehicles and equipment are not acceptable; all vehicles must be in accordance with City Code Section 117-356. All vehicles must be licensed, operable, parked on bituminous/concrete/class V, double stacked at the most, and have current tabs. City Code Section 117-57 of Ramsey City Code states that unlawful expansion is not included in lawful nonconforming rights.

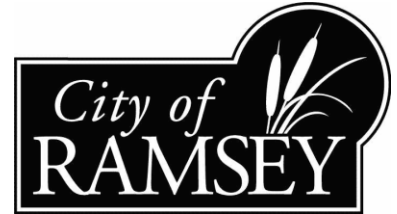
**An administrative citation for \$75 has been included for the continued violation. You have 14 days from the date of this letter to address the following (or you will receive a Second Notice of Violation and an administrative citation in the amount of \$250.00):**

- City Code Section 117-57. Nonconforming structures and uses.
  - **Remove unlawful expansion North of the parking lot (shown in map); OR**
  - **Discuss with Staff Driveway permit for expanded parking surface.**
- City code Section 117-120. – H-1 Highway 10 Business District.
  - **Discuss the Conditional Use Permit process with City Staff and apply; OR**
  - **Cease all operations of an automotive sale business on the property.**
- City Code Section 117-356 – Commercial and industrial development off-street parking.
  - **Remove or shelter all abandoned or inoperable vehicles, as well as vehicles that have expired tabs.**

**Please contact me at (763) 433-9840 to schedule a full inspection** after the violations are corrected (to ensure you are not assessed any charges) or to answer any questions you may have.

Sincerely,

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



**Exhibits 1-3: Evidence of unlawful expansion and off-street parking violations**

**2011 Aerial**

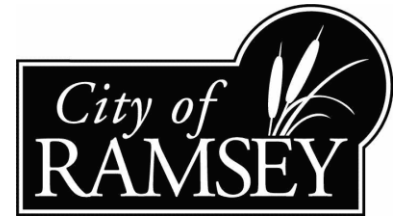


**2014 Aerial with unlawful expansion outlined**



STATE OF MINNESOTA  
COUNTY OF ANOKA

CITY OF RAMSEY  
*Code Enforcement Unit*



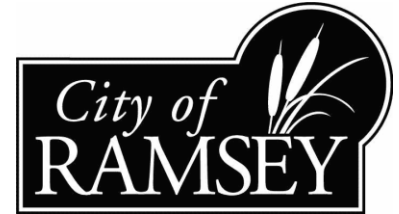
**2020 Aerial with unlawful expansion outlined**



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*



**PLEASE CONTACT THE PLANNING DEPARTMENT 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.