

STATE OF MINNESOTA
COUNTY OF ANOKA

CITY OF RAMSEY
Code Enforcement Unit



July 9, 2021

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

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

-SECOND NOTICE OF VIOLATION -

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

Dear Property Owner:

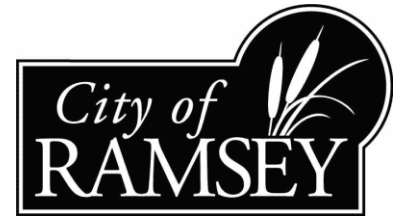
The City of Ramsey has adopted ordinances that are designed to keep the community safe, healthy and attractive. A recent inspection of the above premises revealed the following violations of the Ramsey City Code as listed below:

- 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

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- 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.

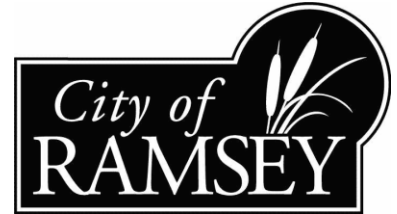
An administrative citation for \$250 has been included for the continued violation. You have 14 days from the date of this letter to address the following (or you will receive a Third Notice of Violation):

- 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 automotive sale businesses without a CUP.**
- City Code Section 117-356 – Commercial and industrial development off-street parking.
 - **Remove or store 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



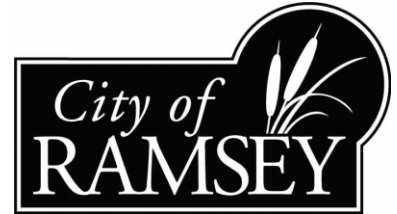
Exhibits 1-6: Evidence of unlawful expansion and off-street parking violations

2011 Aerial

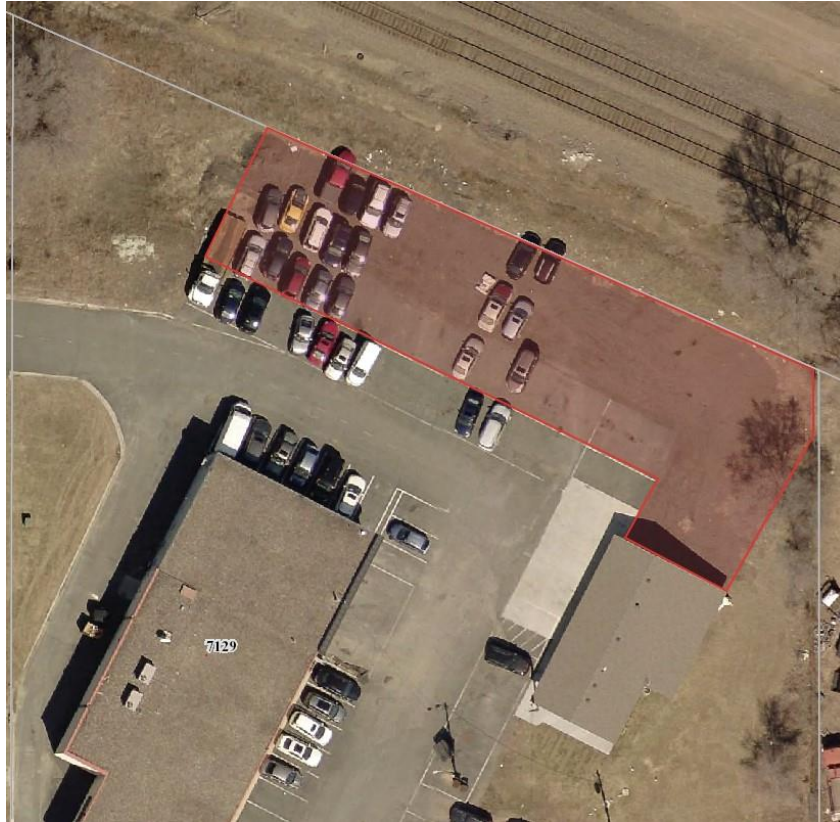


2014 Aerial with unlawful expansion outlined





2020 Aerial with unlawful expansion outlined



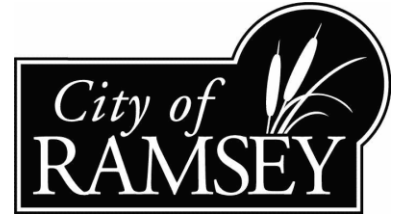
Photos 7.9.2021



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