

STATE OF MINNESOTA
COUNTY OF ANOKA

CITY OF RAMSEY
Code Enforcement Unit



August 13, 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

-UPDATED NOTICE OF VIOLATION -

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

Dear Property Owner:

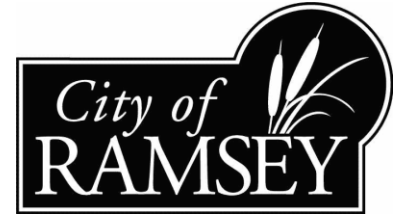
The City of Ramsey has adopted ordinances that are designed to keep the community safe, healthy and attractive. Recently a meeting was held with the Property Owner to come to a resolution for the code enforcement violations. The following violations of the Ramsey City Code as listed below:

- 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.**

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



- (2) Light manufacturing.
- 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.

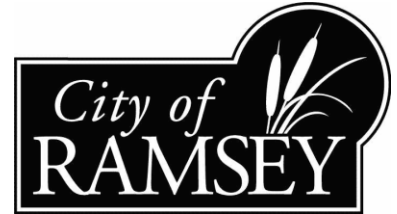
You have 14 days from the date of this letter to address the following (or you will receive a notice of abatement and the vehicles will be towed):

- City Code Section 117-57. Nonconforming structures and uses.
 - **Move triple and quadruple stacked vehicles on the rear property to one row.**
- City code Section 117-120. – H-1 Highway 10 Business District.
 - **Apply for a conditional use permit; OR**
 - **Do not expand from permitted one row of parking in the rear property.**
- City Code Section 117-356 – Commercial and industrial development off-street parking.
 - **Apply for an interim use permit for storage containers to stay in place; OR**
 - **Remove storage containers from the property.**

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

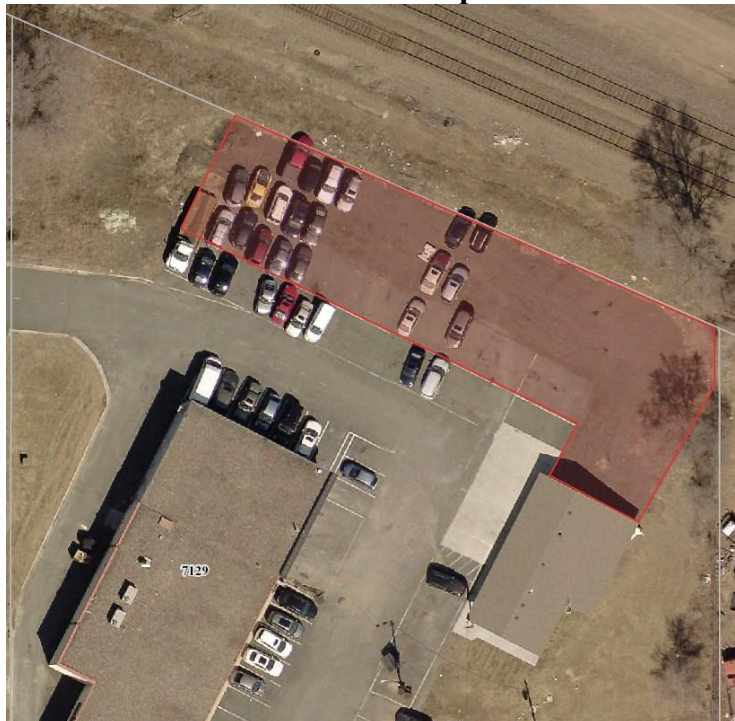


Exhibits 1-3: Evidence of violations on the property

2011 Aerial

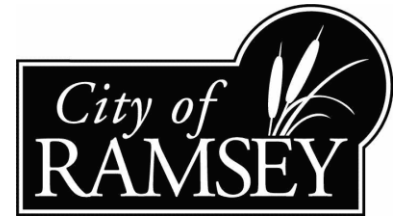


2020 Aerial with unlawful expansion outlined



STATE OF MINNESOTA
COUNTY OF ANOKA

CITY OF RAMSEY
Code Enforcement Unit



Photos 7.9.2021

