

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

RESOLUTION #21-014

RESOLUTION APPROVING THE ISSUANCE OF AN INTERIM USE PERMIT TO ALLOW OUTDOOR STORAGE ON GRAVEL PARKING AND THE USE OF STORAGE CONTAINERS ON THE PROPERTY LOCATED AT 8049 146TH AVE NW AND DECLARING TERMS OF SAME

RECITALS

1. Richard Lee, hereinafter referred to as the “**Permittee**” has properly applied for an Interim Use Permit to allow the use of six (6) storage containers and gravel parking on the property generally known as 8049 146th Ave NW and legally described as follows:

LOT 4 BLK 2 HY-10 RAMSEY SUBJ TO EASE OF REC, Anoka County,
Minnesota

(the “**Subject Property**”)

2. That Richard Lee of JBR Ramsey, LLC, owns the Subject Property and has signed off on the application.
3. That the **Subject Property** is zoned COR Industrial District and is approximately 1.43 acres in size.
4. That the **Subject Property** abuts 146th Ave NW to the south and Ferret St NW to the west, and parcels to the east and north of the Subject Property are zoned COR Industrial District.
5. That there are existing Zoning Code violations on the **Subject Property** regarding outdoor storage.
6. That the **Permittee** is proposing to utilize the parking and outdoor storage areas as they currently stand on the property.
7. That the **Subject Property** has some lawful, nonconforming rights associated with outdoor storage and gravel parking.
8. That the Planning Commission held a public hearing on January 7, 2021 and recommended approval of the Permit.
9. That the City Council approved the permit on January 26, 2021.

FINDINGS OF FACT

1. That the **Containers and Gravel Parking** 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 **Containers and Gravel Parking** will not substantially adversely impair the use, enjoyment or market value of any of the surrounding properties.
3. That the **Containers and Gravel Parking** will be harmonious with and in accordance with the specific objectives of the comprehensive plan.
4. That the **Containers and Gravel Parking** will 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.
5. That the **Containers and Gravel Parking** will not be hazardous to existing or future neighboring uses.
6. That the **Containers and Gravel Parking** will not impact essential public facilities and services, such as highways, streets, police and fire protection.
7. That the **Containers and Gravel Parking** 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.
8. That the **Containers and Gravel Parking** 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.
9. That the **Containers and Gravel Parking** will be consistent with the intent and purposes of the Zoning Chapter.

NOW THEREFORE, BE IT RESOLVED BY THIS CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

- 1) That the Ramsey City Council hereby grants approval of an Interim Use Permit for Gravel Parking and Use of Storage Containers on the **Subject Property** contingent upon the following conditions:

CONDITIONS

1. That this **Permit** allows for use on the **Subject Property** for five (5) years.
2. That the **Permittee** shall obtain all necessary permits on the **Subject Property**.
3. That the **Permittee** shall be in compliance with the attached Site Plan seen in Exhibit A.

4. That the **Permittee** shall maintain the Subject Property in compliance with City Code Sections 117-356 (Commercial and Industrial Development Off-Street Parking) and 117-118 (The COR District), Chapter 117 (Zoning and Subdivisions) Article II (Zoning) Division 6 (Performance Standards); and Chapter 30 (Nuisances) at all times.
5. That the **Permittee** shall obtain all necessary permits to complete any required building modifications.
6. That this **Permit** shall be perpetual in duration as long as the terms are herein complied with.
7. That the **Permittee** shall be responsible for all City costs incurred in administering and enforcing this Permit.
8. 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.
9. That this **Permit** approves the gravel parking lot and six (6) storage containers as seen in Exhibit A. No gravel shall be expanded past this point, and there shall not be any additional outdoor storage without an amendment to this **Permit**.
10. That this **Permit** shall automatically expire if the use is not initiated by December 3rd, 2021.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember Howell, and upon vote being taken thereon, the following voted in favor thereof:

Mayor Kuzma
Councilmember Woestehoff
Councilmember Howell
Councilmember Musgrove
Councilmember Riley
Councilmember Specht

and the following voted against the same:

None

and the following abstained:

None

and the following were absent:

Existing Vacancy

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 26th day of January, 2021.



Mayor

ATTEST:



City Clerk

Exhibit A: Site Plan

