

Councilmember \_\_\_\_\_ introduced the following resolution and moved for its adoption:

**RESOLUTION #22-193**

**A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR DIGITAL  
BILLBOARD AT 7559 RIVERDALE DRIVE NORTHWEST**

**RECITALS**

1. iDigital, hereafter referred to as the “**Permittee**”, has properly applied for a Conditional Use Permit to construct and operate a digital billboard on the property generally known as 7559 Riverdale Drive NW and legally described as:

Outlot A, The Diamonds, Anoka County, Minnesota

(the ‘**Subject Property**’);

2. That the **Subject Property** is zoned B-2 Business District and is approximately 0.83 acres in size.
3. That the **Subject Property** is guided as Commercial in the City’s 2040 Comprehensive Plan.
4. That a billboard is classified as a conditional use in the B-2 Business District.
5. That the Planning Commission met on August 25, 2022, conducted the public hearing, continued the request until September 29, and recommended denial of the request.

**FINDINGS OF FACT**

1. That the billboard 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 billboard 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.
3. That the billboard will not be hazardous to existing or future neighboring uses.
4. That the billboard will not negatively impact essential public facilities and services, such as highways, streets, police and fire protection.
5. That the billboard 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.
6. That the billboard 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.

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

That the Ramsey City Council hereby grants approval of a Conditional Use Permit (the “**Permit**”) for the construction and operation of a billboard on the **Subject Property** contingent upon the following conditions:

**CONDITIONS**

1. That this **Permit** conform to site plan “Exhibit A.”
2. That this Permit conform to elevations labeled “Option 3” as modified with base stone colors closely resembling the tans and reds on the City-owned message sign across Highway 10.
3. That an encroachment agreement is signed and recorded against the property for construction of the billboard within the platted drainage and utility easement.
4. That a signed lease be executed for the property.
5. That the **Permittee** shall be responsible for all City costs incurred in administering and enforcing this **Permit**.
6. That the **Permittee** shall be responsible for operating in full compliance with all applicable local, county, state and federal regulations and agrees to provide a copy of any other required permits for ongoing operation of the sign.
7. That the City Administrator, or his/her designee, shall have the right to inspect the **Subject Property** for compliance and safety purposes annually or at any time, upon reasonable request.
8. That this **Permit** shall automatically expire if the use is not initiated within one (1) year of approval and issuance of a Building Permit shall constitute initiation.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this \_\_\_ day of \_\_\_, 2022.

**CITY OF RAMSEY**

By: \_\_\_\_\_  
Mark E. Kuzma, Mayor

By: \_\_\_\_\_  
Katie Schmidt, City Clerk

STATE OF MINNESOTA    )  
  ) ss.  
COUNTY OF ANOKA     )

On this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, before me a Notary Public personally appeared Mark E. Kuzma and Katie Schmidt, to me personally known, who, being each by me duly sworn, did say that they are respectively the Mayor and City Clerk of the City of Ramsey, the Municipal Corporation named in the foregoing instrument, and seal affixed to said instrument is the corporate seal of said Municipal corporation, and the said instrument was signed and sealed on behalf of said Municipal Corporation by authority of its City Council, and said Mark E. Kuzma and Katie Schmidt acknowledge said instrument to be the free act and deed of said Municipal Corporation.

\_\_\_\_\_  
Notary Public