

Commissioner VanScoy introduced the following resolution and moved for its adoption:

RESOLUTION #22-232

A RESOLUTION APPROVING THE ISSUANCE OF A VARIANCE TO MINIMUM LOT SIZE IN THE R-1 RESIDENTIAL (RURAL DEVELOPING) DISTRICT FOR THREE (3) LOTS

RECITALS

1. The City of Ramsey received an application from Thomas A. Dehn (the “**Developer**”) requesting a Variance to Section 117-111 (R-1 Residential District) of the Ramsey City Code with regard to the minimum lot size requirement to facilitate a subdivision of the property legally described as follows:

The south 325 feet of the east half of the northeast half of the section quarter of Section 20 Township 32 Range 25, as measured along east and west lines thereof, excluding road, subject to easement of record, Anoka County, Minnesota

-Or upon recording-

Lot 1, Block 1, Cedar Acres, Anoka County, Minnesota

and

Lot 2, Block 1, Cedar Acres, Anoka County, Minnesota

and

Lot 3, Block 1, Cedar Acres, Anoka County, Minnesota

(the "**Subject Property**")

2. That the **Subject Property** is approximately 4.49 acres in size and zoned R-1 Residential (Rural Developing).
3. That the **Subject Property** abuts Armstrong Blvd to the east with an existing access for the single-family dwelling.
4. That the parcels to the west and north of the **Subject Property** range in size from about 0.81 acres to about 2.47 acres and are also zoned R-1 Residential (Rural Developing).
5. That the parcels to the south of the **Subject Property** are Outlot B of Lynwood Addition (10.17 acres) which is split-zoned R-1 (MUSA-80) and R-2 Residential, and the Ramsey Fire Station (4.33 acres) which is zoned Public/Quasi-Public.

6. That the **Subject Property** is guided as Rural Developing on the City's Future Land Use Map as are the parcels to the west, east, and north; the parcels to the south are guided Medium-Density Residential and Public.
7. That the **Developer** has also applied for a Major Plat to facilitate a subdivision to create three (3) buildable lots.
8. That the minimum required lot size in the R-1 Residential (Rural Developing) District is 2.5 acres.
9. That the resulting lots would not have the required 2.5 acre minimum of lot size.
10. That the **Developer** appeared before the Planning Commission for a public hearing pursuant to Section 117-53 (Variances) of the Ramsey City Code on October 27, 2022, and that said public hearing was properly advertised and that the minutes of said public hearing are available.

FINDINGS OF FACT

1. That the **reduced lot area** of the resulting lots will not impair an adequate supply of light and air to adjacent property.
2. That the **reduced lot area** of the resulting lots will not unreasonably increase the congestion on the public street.
3. That the **reduced lot area** of the resulting lots will not have the effect of allowing any use prohibited in the R-1 Residential (Rural Developing) District.
4. That the **reduced lot area** of the resulting lots will not permit a lesser degree of public health, safety, and general welfare protection than established by Chapter 117 of the Ramsey City Code, or permit standards which are lower than those required by state law.
5. That the **reduced lot area** of the resulting lots will not increase the danger of fire or endanger the public safety.
6. That the **reduced lot area** of the resulting lots will not unreasonably diminish or impair established property values within the neighborhood, or in any way be contrary to the intent of Chapter 117 of the Ramsey City Code.
7. That the **reduced lot area** of the resulting lots will be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and such use will not change the essential character of the area.
8. That the **reduced lot area** of the resulting lots will not violate the intent and purpose of the Comprehensive Plan.

9. That the **reduced lot area** of the resulting lots will be in accordance with the objectives of the intent of Section 117-53 (Variances) of the Ramsey City Code.
10. That the **reduced lot area** of the resulting lots is the minimum necessary to accomplish the **Developer's** intended purpose.

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

That the Ramsey Planning Commission hereby grants approval of a variance (the "**Variance**") to the minimum lot size requirement on the **Subject Property**, subject to review and approval as to legal form and contingent upon the following conditions:

CONDITIONS

1. That this **Variance** shall allow the lot size of the **Subject Property** to be less than the required 2.5 acres, upon Final Plat approval of Cedar Acres by the City Council.
2. That this **Variance** is tied to the Final Plat for Cedar Acres, and will only be recorded if the Final Plat is approved by the City Council.
3. That this **Variance** shall be perpetual in duration as long as the terms are herein complied with.
4. That the **Developer** shall be responsible for all City costs incurred in administering and enforcing this **Variance**.
5. 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.
6. That adequate water supply and on-site sewage disposal facilities shall be the responsibility of the **Developer**.
7. That this **Variance** shall automatically expire if the use is not initiated by October 27, 2023, and initiation shall be considered recording of the Final Plat of Cedar Acres with Anoka County.

The motion for the adoption of the foregoing resolution was duly seconded by Commissioner Peters, 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 Planning Commission this the 27th day of October, 2022.

Chairperson

ATTEST:

City Clerk