

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

**RESOLUTION #22-085**

**A RESOLUTION DENYING A HOME OCCUPATION PERMIT  
TO OPERATE A CONTAINER BUSINESS ON THE PROPERTY LOCATED AT 6131  
GREEN VALLEY RD NW AND DECLARING TERMS OF PERMIT**

**RECITALS**

1. Jeff Hillman, hereinafter referred to as the “**Permittee**”, has properly applied for a Home Occupation Permit (the “**Permit**”) to operate a container business (the “**Home Occupation**”) on the property located at 6131 Green Valley Rd NW and legally described as follows:

LOT 10 BLK 1 GREEN VALLEY ESTATES 2ND ADD; SUBJ TO EASE OF REC,  
Anoka County, Minnesota

(the “**Subject Property**”)

2. That on February 11, 2022, a code enforcement case was opened for a home occupation violation at the **Subject Property**, and a first notice of violation was sent to the **Permittee**.
3. That on February 23, 2022, the **Permittee** contacted Staff and stated that he would address the violations and apply for the Home Occupation Permit.
4. That on March 23, 2022, the **Permittee** submitted a completed questionnaire regarding the **Home Occupation** on the **Subject Property**.
5. That on March 24, 2022 the **Permittee**, submitted a completed land use application for a Home Occupation Permit to operate a container business on the **Subject Property**.
6. That the **Subject Property** is zoned R-1 Residential (Rural Developing) and the surrounding parcels to the east, west, and north are also zoned R-1 Residential (Rural Developing). The parcels to the south of the **Subject Property** are zoned PUD (Planned Unit Development).
7. That the **Subject Property** is approximately 7.20 acres in size and is surrounding lots range in size from 2.60 acres to 8.34 acres.
8. That the **Subject Property** is guided for Rural Developing (residential) in the City’s Future Land Use Map.
9. That the **Permittee** owns the **Subject Property**, and will occupy the dwelling while conducting business on the **Subject Property**.

10. That the **Home Occupation** is proposed to be based out of the large accessory structure on site where the container equipment and materials will be stored. A site plan has been included.
11. That the **Permittee** has stated there will be at least 400 square feet of garage space reserved for indoor residential parking and storage in an attached garage related to residential use on the **Subject Property**, as established in City Code Section 117-351 (Home Occupation).
12. There are no business signs at the **Subject Property**.
13. That the **Permittee** has stated there will be no more than four (4) employee vehicles coming to the property per day. Employees may not park on Green Valley Road NW.
14. That the **Home Occupation** employs four (4) other employees.
15. That the **Permittee** has proposed to store two (2) semi-trailers, and a dock truck outside related to the **Home Occupation**. Employee vehicles parked at the **Subject Property** are not included in this proposal.
16. That the **Permittee** has stated employee parking will be off of the public street on the driveway.
17. That the **Home Occupation** does not involve operating methods that include transactions with the public (customers, clients, consultants, subcontractors, etc.) on the **Subject Property** but does involve operating the business via phone call and email in an office inside the home. Customers do not come to the **Subject Property**.
18. That the City finds the **Home Occupation** operates beyond the parameters of Level I home occupation permit requirements (City Code Section 117-351 and Ordinance #22-06) and therefore requires Planning Commission and City Council review and approval.
19. That City Staff inspected the **Subject Property** on April 13, 2022 and is not in compliance with City Code requirements related to home-based businesses related to the request, or off-street parking due to the presence of commercial vehicles.
20. That the Planning Commission met and held a duly noticed public hearing on April 28, 2022 during their regularly scheduled meeting and recommended **approval/denial** of the **Permit**.
21. That the City Council **approved/denied** the request during their regularly scheduled meeting on May 10, 2022.

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

That the request for a Home Occupation Permit (the “**Permit**”) for the operation of J. Hill Container Company (the “**Home Occupation**”) on the **Subject Property** is hereby denied pursuant to Sections 117-51 and 117-351 of the Ramsey City Code due to the following:

1. The **Home Occupation** exceeds the number of employees allowed.
2. The **Home Occupation** exceeds the allowed accessory structure space devoted to the use.
3. The **Home Occupation** operates as a dispatch center which is not allowed.

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 approved and adopted by the Ramsey City Council this the 10<sup>th</sup> day of May, 2022.

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Mayor

**ATTEST:**

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City Clerk