

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

RESOLUTION #22-124

A RESOLUTION APPROVING THE ISSUANCE OF A VARIANCE TO THE PARKING AND MANEUVERING SETBACK FROM RESIDENTIALLY ZONED PROPERTY ON THE PROPERTY LOCATED AT 7633 161ST AVENUE

RECITALS

1. The City of Ramsey received an application from JB Vang (the “Permittee”) requesting a variance to the parking and maneuvering setback from residentially zoned property for the property located at 7633 161st Avenue and legally described as follows:

THE SE1/4 OF NW1/4 OF SEC 16 TWP 32 RGE 25, EX W 185 FT THEREOF, EX RD, SUBJ TO EASE OF REC, Anoka County, Minnesota.

-or upon recording-

Lot 1, Block 1 PACT ADDITION

(the "Subject Property")

2. That the Permittee appeared before the Planning Commission for a public hearing pursuant to Section 117-53 (Variances) of the Ramsey City Code on May 26, 2022, and that said public hearing was properly advertised and that the minutes of said public hearing are available.
3. That the Subject Property is approximately 17 acres in size and is zoned Public/Quasi-Public.
4. That the Permittee has applied for approval of a Site Plan for PACT Charter School to locate a new, 6-12 grade school on the Subject Property.
5. That the Site Plan is being reviewed under the B-1 General Business District standards as there are no bulk standards outlined in the Public/Quasi-Public District.
6. That the Site Plan shows the parking and maneuvering area ten (10) feet from the eastern boundary of the Subject Property.
7. That the B-1 General Business District requires parking and maneuvering areas to be setback at least thirty-five (35) feet from a residentially zoned parcel.
8. That Saint Katharine Drexel Church will retain ownership of Outlots A & B as the site of a future church.
9. That Outlots A & B are presently vacant, but zoned R-1 Residential (MUSA) – 80.

10. That the Permittee is discussing the potential for shared parking between PACT Charter School and Saint Katharine Drexel Church once the church is constructed.

FINDINGS OF FACT

1. That a reduced parking and maneuvering setback will not impair an adequate supply of light and air to adjacent property.
2. That a reduced parking and maneuvering setback will not unreasonably increase the congestion on the public street.
3. That a reduced parking and maneuvering setback will not have the effect of allowing any use prohibited in the Public/Quasi-Public District.
4. That a reduced parking and maneuvering setback 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 a reduced parking and maneuvering setback will not increase the danger of fire or endanger public safety.
6. That a reduced parking and maneuvering setback 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 a reduced parking and maneuvering setback will still 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 a reduced parking and maneuvering setback will not violate the intent and purpose of the Comprehensive Plan.
9. That a reduced parking and maneuvering setback will be in accordance with the objectives of the intent of Section 117-53 (Variances) of the Ramsey City Code.

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 parking and maneuvering setback from residentially zoned property for the parking associated with the PACT Charter School 6-12 grade campus to be constructed on the **Subject Property**, subject to review and approval as to legal form and contingent upon the following conditions:

CONDITIONS

1. A **Variance** to the parking and maneuvering setback from residentially zoned property is hereby granted to the **Permittee**.
2. That the parking and maneuvering area shall be installed no closer than ten (10) feet from the eastern boundary of Lot 1, Block 1 PACT Addition.
3. That a Shared Parking Agreement shall be entered into between PACT Charter School and Saint Katharine Drexel Church and recorded against Lot 1, Block 1, and Outlots A & B, PACT Addition.
4. This **Variance** shall automatically become null and void if it is not initiated within twelve (12) months of the date of approval and recording of the final plat shall constitute initiation.
5. The **Permittee** shall be responsible for all **City** costs incurred in administering and enforcing this **Variance**.
6. 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.

The motion for the adoption of the foregoing resolution was duly seconded by Commissioner _____, 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 26th day of May, 2022.

Chairperson

ATTEST:

City Clerk

