

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

**RESOLUTION #22-196**

**RESOLUTION APPROVING AN INTERIM USE PERMIT FOR  
14700 ARMSTRONG BOULEVARD NORTHWEST**

**RECITALS**

1. Mr. Ken & Ms. Lisa Hockert, property owners, hereinafter referred to as the “**Permittee**”, have properly applied for an Interim Use Permit to allow the temporary use of an existing building and fenced parking area and legally described as follows:

*Lot 3, Block 1, HY-10 Ramsey 3<sup>rd</sup> Addition, ANOKA COUNTY, MINNESOTA, except road and subject to easements of record*

(the “**Subject Property**”)

2. That the Subject Property is zoned COR and is approximately 0.95 acres in area.
3. That the Permittees are proposing to use the property for contracting businesses and other office uses and park vehicles, trailers, and equipment in the fenced area.
4. That Permittees are proposing modest site improvements.
5. That the Permittees are proposing a reasonable short-term use of the property until such time that redevelopment is possible.
6. That the Planning Commission held a public hearing on August 25, 2022, and recommended \_\_\_\_\_ of the permit.
7. That the City Council reviewed the permit on September \_\_\_\_, 2022.

**FINDINGS OF FACT**

1. That the contracting uses and exterior parking will not be unduly dangerous or detrimental to persons residing or working in the area.
2. That the proposal is not harmonious with or in accordance with the specific objectives of the Comprehensive Plan though considered reasonable in the short term until redevelopment of the site is likely in a manner consistent with the Comprehensive Plan.
3. That the proposed use 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.

4. That the five-year limitation on the uses will not be hazardous to existing or future neighboring uses.
5. That the proposed uses will not impact essential public facilities and services, such as highways, streets, police and fire protection.
6. That the proposed uses 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.
7. That the proposed uses 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 THIS CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:**

That the Ramsey City Council hereby grants approval of an Interim Use Permit for contracting businesses and other office uses with exterior parking of vehicles, trailers, and equipment within the fenced area on the **Subject Property** contingent upon the following conditions:

**CONDITIONS**

1. That this **Permit** allows for contracting businesses and other office uses and parking of vehicles, trailers, and equipment on the **Subject Property**, for no more than five years from the date of approval. After this date, the uses will cease and vacate the property and claim no rights to these uses continuing on the **Subject Property**.
2. That the **Permittee** shall obtain all necessary permits on the **Subject Property** and conditions therein.
3. That the **Permittee's activities** shall be in compliance with the site plan presented to the Council dated June 26, 2022, and with the conditions listed in this section.
4. All existing wall-mounted lighting must be replaced with new downcast and shielded fixtures.
5. The barbed wire must be removed from the south fence segment that will be moved.
6. Class-V surface shall be created in the area used for the vehicle and trailer parking.
7. The existing parking lot must be striped according to City Code requirements, including the necessary accessible space(s).

8. All vehicles, trailers, and equipment stored within the fenced area must be related to a business entity occupying the building and properly licensed.
9. Outdoor storage of material or debris is not authorized by this interim use permit.
10. 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.

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 the \_\_\_ day of June, 2022.

\_\_\_\_\_  
Mayor

**ATTEST:**

\_\_\_\_\_  
City Clerk