

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

RESOLUTION #23-137

**A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR
AN OFF-PREMISE DIGITAL BILLBOARD AT 9500 HIGHWAY 10 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:

That part of the Southwest quarter of the Northwest quarter lying South of US Highway No. 10 as it now exists in Section 19, Range 32, Township 25, Anoka County, Minnesota

(the ‘**Subject Property**’);

2. David R. Nathe is the **Owner** of the **Subject Property** and has a lease agreement with the **Permittee**.
3. That the **Subject Property** is zoned B-2 Business District and is approximately 11.30 acres in size.
4. That the **Subject Property** is guided as Mixed Use in the City’s 2040 Comprehensive Plan.
5. That an off-site digital billboard is classified as a conditional use in the B-2 Business District.
6. That the Planning Commission did not produce a quorum at its scheduled meeting on June 22, 2023, and no recommendation was made.
7. That the City Council instead held the public hearing on July 11, 2023.

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 dated 5/23/23 (revised).
2. That this **Permit** conform to the plans dates 5/31/2023 with an eight-foot tall stone base.
3. That a signed lease be executed for the property between the **Owner** and the **Permittee**.
4. That a signed agreement guaranteeing the City no less than 20 hours (provided in 9,000 eight-second spots) per month for community and public service messages at such times as shall be reasonably determined by the City.
5. That the **Permittee** shall be responsible for all City costs incurred in administering and enforcing this **Permit**.
6. That the **Permittee** shall apply for and obtain a building permit for the sign and all conditions therein.
7. 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.
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.