

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

RESOLUTION #23-024

**A RESOLUTION APPROVING A VARIANCE TO MAXIMUM STRUCTURE HEIGHT
AT 14600 FERRET STREET NORTHWEST**

RECITALS

1. The City of Ramsey received an application from Anoka-Ramsey Athletic Association (the “**Developer**”) requesting a Variance to Section 117-124(e)(1) (E-3 Employment District bulk standards) of the Ramsey City Code with regard to the maximum building height requirement to facilitate construction of a fabric air-supported athletic dome of the property legally described as follows:

Lot 1, Block 1, ARAA Subdivision, Anoka County, Minnesota

(the “**Subject Property**”)

2. That the **Subject Property** is approximately 12.89 acres in size and zoned E-3 Employment District.
3. That the Subject Property is guided Business Park in the 2040 Comprehensive Plan.
4. That the zoning of the Subject **Property** allows for structures of up to 65 feet in height.
5. That the **Developer** appeared before the Planning Commission for a public hearing pursuant to Section 117-53 (Variances) of the Ramsey City Code on January 26, 2023, and that said public hearing was properly advertised and that the minutes of said public hearing are available.

FINDINGS OF FACT

1. That the **increased height** of the dome will not impair an adequate supply of light and air to adjacent property due to the curvature of the structure.
2. That the **increased height** of the dome will not unreasonably increase the congestion on the public street as the height is not for additional building stories.
3. That the **increased height** of the dome will not have the effect of allowing any use prohibited in the E-3 Zoning District.
4. That the **increased height** of the dome 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 **increased height** of the dome will not increase the danger of fire or endanger the public safety.
6. That the **increased height** of the dome 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 **increased height** of the dome 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 **increased height** of the dome will not violate the intent and purpose of the Comprehensive Plan.
9. That the **increased height** of the dome will be in accordance with the objectives of the intent of Section 117-53 (Variances) of the Ramsey City Code.
10. That the **increased height** of the dome is the minimum necessary to accomplish the **Developer's** intended purpose of indoor sports.

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 maximum height 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 height of the dome to be 78 feet, upon Final Plat site plan approval by the City Council.
2. That this **Variance** is tied to the Final Plat for **ARAA Subdivision**, 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 this **Variance** shall automatically expire if a valid building permit is not issued by January 26, 2024, and permitting timeline procedures not followed thereafter.

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 January, 2023.

Chairperson

ATTEST:

City Clerk