

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

RESOLUTION #23-090

A RESOLUTION APPROVING SITE PLAN APPROVAL FOR BUILDING AND SITE IMPROVEMENTS AT 7255 HIGHWAY 10 NORTHWEST

RECITALS

WHEREAS, Mr. Kevin Gardner of Pierce Pini & Associates on behalf of Ferrellgass (the "**Applicant**") has properly applied for a Site Plan Review for a building and site improvements on the property legally described as follows:

Part of Lot 7, Auditors Subdivision No 34, described as follows: Commencing at the intersection of the West line of the Southeast quarter of the Southeast quarter of Section 28, Township 32, Range 25, and Northerly right-of-way line of T.H. No 10, Then Southeasterly along said Northerly right-of-way line Northeast 538 feet to the point of beginning, then continuing Southeasterly along said right-of-way line to a point 570 feet North of the Southeast corner of said Lot, then North parallel with the East line of said Lot 335 feet to the North line of said Lot, then Northwesterly along said North line to the point of intersection with a line drawn Northerly parallel with said East line from point of beginning, then South along said parallel line to the point of beginning, Anoka County, Minnesota.

(**"Subject Property"**); and

WHEREAS, the Applicant is owns and operates a business on the **Subject Property**; and

WHEREAS, the **Subject Property** is zoned H-1 Highway 10 Business District and guided as Commercial in the City's 2040 Comprehensive Plan; and

WHEREAS, the City Code allows retail and service businesses with outdoor storage in this zoning district; and

WHEREAS, the **Applicant** appeared before the Planning Commission on April 27, 2023, that said public meeting was properly advertised; and

WHEREAS, the Planning Commission reviewed and recommended **approval/denial** of the request at the public meeting on April 27, 2023; and

WHEREAS, the City Council reviewed the request at its meeting on May 9, 2023.

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 Site Plan approval for a building with associated phased site improvements in accordance with relevant City Codes, subject to the following conditions:

- 1.01. That the **Applicant** shall be responsible for all City costs incurred in administering and enforcing this Permit.
- 1.02. That this Site Plan Review approval is based on site, preliminary utility, and grading plans dated April 11, 2023, and architectural elevations dated February 24, 2023, with unmarked revisions using concrete block veneer as the building material. The applicant is authorized to proceed to construction plans with the conditions noted within this Resolution. Landscape plans must be revised showing details of the vegetation, ground cover, and top soil. Lighting plans must be provided showing conforming fixtures.
- 1.03. That the **Applicant** enter into a Development Agreement with the City including standard site guaranty prior to issuance of a building permit or commencement of site improvements.
- 1.04. Building permits and sign permits are required and all conditions of the review therein.