

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

RESOLUTION #23-175

A RESOLUTION APPROVING SITE PLAN FOR COMMERCIAL INDOOR RECREATION FACILITY AT 14200 LIMONITE STREET NORTHWEST

RECITALS

1. Jam Hops, hereinafter referred to as the “**Permittee**” has properly applied for a Site Plan for an indoor gymnastics and dance training facility on the property legally described as follows:

All that part of the West 31 rods of the Southwest quarter of the Southwest quarter of Section 27, Township 32, Range 25, described as follows: commencing at a point on the West line thereof a distance of 335.51 feet South from the Northwest corner thereof as measured along said West line, then South along said West line a distance of 335.51 feet more or less to its intersection with the Northerly right-of-way line of Northern Pacific Railway, then Southeasterly along said Northerly right-of-way line to its intersection with the East line of said West 31 rods, then North along said East line thereof a distance of 448.92 feet more or less to a point on the said East line thereof a distance of 448.92 feet South from the Northeast corner of said West 31 rods as measured along said East line thereof, then Northwesterly in a straight line to the point of beginning, except road; subject to easements of record; Anoka county, Minnesota.

(“Subject Property”)

2. That the **Subject Property** is zoned E-2 Employment District, which is a business park zoning designation and guided as such in the 2040 Comprehensive Plan.
3. That the City Code allows this type of permitted use in the E-2 Employment District.
4. That the **Permittee** appeared before the Planning Commission for review on August 22, 2023, that said public hearing was properly advertised and that the minutes of said public hearing are hereby incorporated by reference.
5. That the Planning Commission reviewed and recommended [REDACTED] of the request.
6. That the City Council reviewed the request at a regular meeting on September 12, 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 approval of the Site Plan for an commercial indoor recreation facility on the **Subject Property** contingent upon the following conditions:

CONDITIONS

1. That the Applicant enter into a Development Agreement with the City as prescribed by City Code pertaining to development fees and financial guarantees.

2. Final legal form approved by the City Attorney.
3. Modifications to the landscape and grading plans prior to building permit.
4. That separate building permit and sign permits are required.
5. That the Permittee shall be responsible for all City costs incurred in administering and enforcing this Permit.
6. That this Permit shall automatically expire if the use is not initiated by September 12, 2024, or a valid building permit has been issued.
7. That the Lower Rum River Watershed Management Organization shall review the proposed site plan and all conditions therein shall be met, including a storm water maintenance agreement.
8. That development of any future buildings on the site or expansion of the parking lot shall require a new Land Use Application.