

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

RESOLUTION #24-089

A RESOLUTION APPROVING A SITE PLAN AND CONDITIONAL USE PERMIT FOR COMPLETE AUTO SERVICE RAMSEY, INC. AT 5195 142ND AVENUE

RECITALS

1. Complete Auto Service Ramsey, Inc., hereafter referred to as the “**Permittee**”, has properly applied for a Site Plan and Conditional Use Permit to construct and operate an automotive repair shop on the property generally known as 5195 142nd Avenue NW and legally described as:

Lot 1, Block 1, Rivers Bend Plaza 2nd Addition and Outlot G, River’s Bend 3rd Addition,
Anoka County, Minnesota

(combined, the ‘**Subject Property**’);

2. That the **Subject Property** is zoned B-2 Community Business District and is approximately 1.0 acres in size.
3. That the parcels to the north, south, and west (across Highway 47) of the **Subject Property** are also zoned B-2 Community Business District, while the parcels to the east (across Xkimo Street) are zoned R-1A and to the southeast (south of 142nd Avenue and east of Xkimo Street) are zoned R-3 (High Density Residential).
4. That the **Subject Property** is guided as Commercial in the 2040 Comprehensive Plan.
5. That Motor Vehicle Repair is listed as a Conditional Use per City Code Section 106-521 (Principal Uses).
6. That the **Subject Property** is located within the Scenic River Protection Overlay District and a variance to impervious surface coverage limitations was approved by the Ramsey Planning Commission on March 28, 2024.
7. That the **Subject Property** is also located within a Drinking Water Supply Management Area (DWSMA) and more specifically, within a ten (10) year capture zone and thus, on-site stormwater infiltration is not permitted.
8. That the **Permittee** has submitted a Site Plan, designed by Plowe Engineering, Inc. and dated March 15, 2024, depicting the location of the approximately 10,000 square foot building and forty-seven parking stalls.

FINDINGS OF FACT

1. That the motor vehicle repair shop 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 motor vehicle repair shop 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 motor vehicle repair shop will not be hazardous to existing or future neighboring uses.
4. That the motor vehicle repair shop will not negatively impact essential public facilities and services, such as highways, streets, police and fire protection.
5. That the motor vehicle repair shop 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 motor vehicle repair shop 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 both the Site Plan and a Conditional Use Permit (the “**Permit**”) for the construction and operation of a motor vehicle repair shop on the **Subject Property** contingent upon the following conditions:

CONDITIONS

1. That the civil plans be revised in accordance with City Staff’s review comments.
2. That the site improvements be constructed in accordance with the approved plans.
3. That the **Permittee** shall enter into a Development Agreement with the City of Ramsey.
4. That the **Permittee** agrees to conduct all repair operations inside the building on the **Subject Property**.
5. That all vehicles on the **Subject Property** awaiting repair shall be properly licensed.
6. That the parking of any vehicle(s) related to the business (customer or employee) is prohibited on an adjacent public roadway.
7. That all visibly damaged vehicles shall be parked in the building overnight or, if it must be parked outside, shall be screened from view from all public roadways.
8. That the **Permittee** agrees that motor vehicles shall not be cannibalized on the **Subject Property** for parts used to repair other vehicles.

9. That the **Permittee** agrees that there shall not be any parts stored outside on the **Subject Property**.
10. That the **Permittee** shall be responsible for all City costs incurred in administering and enforcing this **Permit**.
11. That the **Permittee** shall apply for and obtain a building permit and all other necessary permits, from the City of Ramsey and any other applicable agencies, for the site improvements.
12. 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.
13. 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.

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 9th day of April, 2024.

Mayor

ATTEST:

City Clerk