

Councilmember \_\_\_\_\_ introduced the following resolution and moved for its adoption:

**RESOLUTION #24-303**

**A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR  
MOTOR VEHICLE REPAIR AT 6591 141<sup>ST</sup> AVENUE NW**

**RECITALS**

1. Aliaksandr Blashchanitsa, on behalf of Blanery LLC and hereafter referred to as the “Permittee”, has properly applied for a Conditional Use Permit to construct and operate an auto repair business classified as “motor vehicle repair” per City Code Section 106-621 on the property generally known as 6591 141<sup>st</sup> Avenue NW and legally described as:

All that part of the North 200 feet of the South 233 feet of the South half of the Southeast quarter of Section 27, Range 32, Township 25, Anoka County, Minnesota, lying West of the East 1146 feet thereof and lying East of a line parallel with the East line of said South half of the Southeast quarter drawn Northerly from a point on the South line of said South half of the Southeast quarter a distance of 266.00 feet East of the Northwest corner of Lot 1 of the duly recorded plat of Auditor’s Subdivision Number 30, said Anoka County, said 266 feet being measured at right angles to the West line of said Lot 1 together with an easement for road purposes over the South 33 feet of the East 1146 feet of the South half of the Southeast quarter, Anoka County, Minnesota.

(the ‘Subject Property’);

2. That the Subject Property is zoned I-1, Light Industrial District, and is approximately 0.95 acres in size.
3. That the parcels surrounding the Subject Property in all directions are also zoned I-1, Light Industrial District.
4. That the Subject Property is guided as Business Park in the 2040 Comprehensive Plan.
5. That Motor Vehicle Repair is listed as a Conditional Use per City Code Section 106-621 (Principal Uses).
6. That the Permittee’s proposal is included in the definition of “Motor Vehicle Repair”, as stated in City Code Section 106-105 (Definitions)
7. That the Permittee has submitted a Site Plan designed by Demarc Land Surveying & Engineering and dated October 30, 2024, and architectural plans designed by Negen & Associates and dated November 1, both depicting the location of the approximately 9,920 square foot building, 35 parking stalls, and other site improvements.

**FINDINGS OF FACT**

1. That the motor vehicle repair use 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 building will be designed in such a way that it will not change the essential character of the area.

3. That the motor vehicle repair use will not negatively impact essential public facilities and services, such as highways, streets, police and fire protection.
4. That the motor vehicle repair use 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.
5. That the motor vehicle repair use 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 an auto repair business classified as motor vehicle repair on the Subject Property contingent upon the following conditions:

**CONDITIONS**

1. That this Conditional Use Permit is valid only for motor vehicle repair and similar vehicle maintenance operations within the definition of "motor vehicle repair." It does not permit the sale of gasoline and other fuels, nor does it permit the sale of vehicles.
2. That the Permittee shall comply with all Staff review comments (Changemarks) as noted in ProjectDox.
3. That the site improvements be constructed in accordance with the approved plans.
4. That the Permittee shall enter into a Development Agreement with the City of Ramsey.
5. That the Permittee agrees to conduct all repair operations inside the building on the Subject Property.
6. That the Permittee agrees that there shall not be any automotive parts, oil, or lubricants stored outside on the Subject Property.
7. That all visibly damaged vehicles parked outdoors must be located within a screened fenced area along the north side of the building.
8. That parking of any vehicle is prohibited on adjacent public roadways.
9. That no customer vehicles may remain outside of the fenced area on site after normal business hours.
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 in accordance with City Staff's review comments, 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 12<sup>th</sup> day of November, 2024.

\_\_\_\_\_  
Mayor

**ATTEST:**

\_\_\_\_\_  
City Clerk