

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

RESOLUTION #24-033

**A RESOLUTION APPROVING A VARIANCE TO MINIMUM LOT AREA
NORTHEAST OF ALPINE DRIVE AND HEMATITE STREET NORTHWEST**

RECITALS

1. The City of Ramsey received an application from DeeAnn Deiss, personal representative for the estate of Harries Everett Haugtvedt (the “**Applicant**”) requesting a Variance to Section 106-430 (RR Rural Residential District minimum lot standards) of the Ramsey City Code with regard to the minimum lot area requirement to facilitate a subdivision of the property legally described as follows:

The South half of the Southeast quarter of the Southeast quarter of the Northwest quarter of Section 22, Township 32, Range 25, Anoka County, Minnesota, subject to easements of record.

(the "**Subject Property**")

2. That the **Subject Property** is approximately 3.87 acres in size and zoned RR Rural Residential.
3. That the minimum required lot size in the RR Rural Residential District is 2.5 acres.
4. That the Subject Property was previously 5.00 acres in size prior to the construction of Alpine Drive NW where the City of Ramsey acquired a roadway easement.
5. That the parcels adjacent to the **Subject Property** range in size from 0.98 acres (to the east), 2.25 acres (to the northeast), and 2.24 acres (to the north) with properties 0.88 and 1.36 acres to the south across Alpine Drive, all with the same RR zoning.
6. That the **Subject Property** is guided as Rural Developing on the City’s Comprehensive Plan Future Land Use Map as are the adjacent and surrounding parcels. Land across Alpine Drive to the southeast is guided as Public for Alpine Park.
7. That the resulting lots from a subdivision would not have the required 2.5 acre minimum of lot size.
8. That the **Applicant** appeared before the Planning Commission for a public hearing pursuant to Section 106-220 (Variances) of the Ramsey City Code on January 25, 2024, and that said public hearing was properly advertised and that the minutes of said public hearing are available.

FINDINGS OF FACT

1. That the **reduced lot area** of the resulting lots will not impair an adequate supply of light and air to adjacent property.
2. That the **reduced lot area** of the resulting lots will not unreasonably increase the congestion on the public street.
3. That the **reduced lot area** of the resulting lots will not have the effect of allowing any use prohibited in the RR Rural Residential District.
4. That the **reduced lot area** of the resulting lots will not permit a lesser degree of public health, safety, and general welfare protection than established by Chapter 106 of the Ramsey City Code, or permit standards which are lower than those required by state law.
5. That the **reduced lot area** of the resulting lots will not unreasonably diminish or impair established property values within the neighborhood, or in any way be contrary to the intent of Chapter 220 of the Ramsey City Code.
6. That the **reduced lot area** of the resulting lots will be consistent in appearance with the existing or intended character of the general vicinity and such use will not change the essential character of the area.
7. That the **reduced lot area** of the resulting lots will be in accordance with the objectives of the intent of Section 106-220 (Variances) of the Ramsey City Code.
8. That the **reduced lot area** of the resulting lots is the minimum necessary to accomplish the **Applicant's** intended purpose.

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 minimum lot size 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 lot size of the **Subject Property** to be less than the required 2.5 acres. The applicant must submit an applicant for plat approvals consistent with this **Variance**. This resolution of approval must be recorded with the approved plat.
2. That this **Variance** shall be perpetual in duration as long as the terms are herein complied with.
3. Driveway access to the eastern lot must be from 153rd Avenue NW.

4. That the **Developer** shall be responsible for all City costs incurred in administering and enforcing this **Variance**.
5. That adequate water supply and on-site sewage disposal facilities shall be the responsibility of the **Applicant**.
6. That this **Variance** shall automatically expire if an approved plat is not recorded by January 25, 2025.

The motion for the adoption of the foregoing resolution was duly seconded by Commissioner Peters, and upon vote being taken thereon, the following voted in favor thereof:

Commissioner
Commissioner
Commissioner
Commissioner
Commissioner

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 25th day of January, 2024.

Cheri Gengler, Planning Commission Chair

Attest:

Katie Schmidt, City Clerk