

City of Ramsey
Agenda
Regular Planning Commission
Thursday, May 23, 2024

7:00 pm
Council Chambers, 7550 Sunwood Drive NW

Remote Attendance available at www.cityoframsey.com/meetings.
Those joining remotely and requesting to speak are asked to use a webcam when speaking.

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Citizen Input**
4. **Approve Agenda**
5. **Consent Agenda**
 1. Approve the Planning Commission Meeting Minutes for April 25, 2024.
6. **Public Hearing**
 1. PUBLIC HEARING: Consider a Variance Request Related to Accessory Structure Setback Regulations at 15851 St. Andrews Lane NW (Project 24-107); Case of Parent Custom Homes, LLC
 2. PUBLIC HEARING - Variance for Accessory Structure Placement at 6787 Green Valley Rd. NW (Josh Hunt)
7. **Commission Business**
8. **Commission/Staff Input**
9. **Adjournment**

Regular Planning Commission

Meeting Date: 05/23/2024

Primary Strategic Plan Initiative: Not Applicable

Information

Title:

Approve the Planning Commission Meeting Minutes for April 25, 2024.

Purpose/Background:

The purpose of this case is to approve the Planning Commission Meeting Minutes for April 25, 2024.

Recommendation:

Approval

Outcome/Action:

Approved

Attachments

April 2024 PC Minutes

Form Review

Inbox

Brian Hagen

Form Started By: Dana Verbeek

Final Approval Date: 05/16/2024

Reviewed By

Brian Hagen

Date

05/16/2024 12:01 PM

Started On: 05/13/2024 12:37 PM

**PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA**

The Ramsey Planning Commission conducted a regular meeting on Thursday, April 25, 2024, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Cheri Gengler
 Commissioner Bruce Anderson
 Commissioner Randy Bauer
 Commissioner Ryan Heineman (arrived at approx. 7:40 p.m.)
 Commissioner Eric Peters

Members Absent: Commissioner Tom Hunt
 Commissioner Gary Van Scoy

Also Present: Planning Manager Todd Larson
 City Planner Adam Martin
 Senior Planner Chris Anderson
 City Council Liaison Matt Woestehoff

1. CALL TO ORDER

Chairperson Gengler called the regular meeting to order at 7:00 p.m.

2. PLEDGE OF ALLEGIANCE

Chairperson Gengler led the group in the Pledge of Allegiance.

3. CITIZEN INPUT

None.

4. APPROVAL OF AGENDA

Motion by Commissioner Peters, seconded by Commissioner Bauer, to approve the agenda as presented.

A roll call vote was performed:

Commissioner Peters	aye
Commissioner Bauer	aye
Commissioner Anderson	aye
Chairperson Gengler	aye

Motion Carried.

5. CONSENT AGENDA

5.01: Approve the March 28, 2024 Planning Commission Meeting Minutes

Motion by Commissioner Bauer, seconded by Commissioner Peters, to approve the consent agenda as presented.

A roll call vote was performed:

Commissioner Anderson	aye
Commissioner Bauer	aye
Commissioner Peters	aye
Chairperson Gengler	aye

Motion Carried.

6. COMMISSION BUSINESS

6.01: Appoint Chairperson and Vice Chairperson of the Planning Commission

Motion by Commissioner Bauer, seconded by Commissioner Peters, to appoint Cheri Gengler as Chairperson of the Planning Commission.

A roll call vote was performed:

Commissioner Bauer	aye
Commissioner Peters	aye
Commissioner Anderson	aye
Chairperson Gengler	aye

Motion Carried.

Motion by Chairperson Gengler, seconded by Commissioner Peters, to appoint Randy Bauer as Vice Chairperson of the Planning Commission.

A roll call vote was performed:

Commissioner Anderson	aye
Commissioner Peters	aye
Commissioner Bauer	aye
Chairperson Gengler	aye

Motion Carried.

7. PUBLIC HEARINGS

7.01: Public Hearing: Consider a Zoning Amendment for Donna Farms

Public Hearing

Chairperson Gengler called the public hearing to order at 7:03 p.m.

Presentation

City Planner Martin presented the staff report stating that staff recommends approval of the Zoning Map Amendment.

Commissioner Bauer noted that the lot to the west is zoned B-2 and asked if that lot is currently developed.

City Planner Martin replied that lot is still occupied by the Pearson family home.

Commissioner Bauer asked what would be permitted/not permitted in B-2 versus B-3.

City Planner Martin replied that B-2 is geared more towards community businesses such as service and retail, and staff believes that B-3 would blend well with whatever is developed in the B-2 zoning.

Citizen Input

Steve Young, applicant, commented that he does have first right of refusal on property mentioned zoned B-2 that is owned by the Pearson family, noting that the Pearsons actually live a bit further down and not on that specific property. He stated that his hope would then be to rezone that property to B-3 as well.

Commissioner Bauer explained that he just wanted to ensure that there would not be a conflict between uses but that becomes a non-issue if Mr. Young plans to purchase that property as well.

Commissioner Peters recognized that an RV business will be going onto one of those properties and asked if RVs would be allowed to park on the street.

Mr. Young replied that he is unsure. He stated that he paid for one third of the street himself and therefore if there is right-of-way, that should be fine to temporarily park on the street. He noted that the RV business site will be five acres and therefore will have room for parking. He stated that he spoke with every member of the City Council with the exception of one, who were all excited about the two businesses that will be utilizing these sites. He believed that the project would compliment the highway and would provide a larger home for RV World, which has been bought out by the new company.

City Planner Martin commented that loading and parking standards would be reviewed upon site plan review but the RV business plans to have unloading and parking included on the site plan.

John Marquartz, RV business owner, stated that he is available to answer any questions. He stated that their business is family owned with locations in three other cities. He commented that they build nice, clean facilities that are kept well. He stated that RV World is not their standard and it is their ambition to build something better. He stated that the idea of loading and unloading on the street would never enter their mind. He stated that they will have those areas designated on their site. He stated that the current RV World location is too small and does not meet their standard, which is the reason for the new location.

Chairperson Gengler acknowledged that site plan review will be done at a later time. She stated that this is a unique location against Highway 10 with residential across the street and wanted to ensure that the residential properties would be the least impacted.

Mr. Marquartz commented that they are more interested in increasing visibility along the highway side and blending along the other side, noting that their priority is not visibility along Riverdale. He stated that while they would not want to wall off with trees, they would be open to having several trees along that side to provide some blending. He commented that if they have a good looking location, with premium touches, there should not be a reason to heavily screen.

Commissioner Peters commented that he would worry about the amount of light on the lot.

Mr. Marquartz commented that they want sufficient light for security but displaying the RVs at night is not a priority they have. He stated that they close at 6 p.m. and therefore he would be confident that lighting would not be an issue as they would use LED downcast lighting.

Councilmember Woestehoff referenced the existing RV World location and asked if that property will be absorbed by the highway project or if there would be plans for that property.

Mr. Marquartz commented that ideally, he would like to sell that property, but if they did not sell that site they could perhaps use that for overflow storage. He commented that the RV business does not fit that site and if there was a new business that better fit that site it could be a good use of that property.

Motion by Commissioner Bauer, seconded by Commissioner Peters, to close the public hearing.

A roll call vote was performed:

Commissioner Bauer	aye
Commissioner Peters	aye
Commissioner Anderson	aye
Chairperson Gengler	aye

Motion Carried.

Chairperson Gengler closed the public hearing at 7:20 p.m.

Commission Business

Motion by Commissioner Peters, seconded by Commissioner Anderson, to recommend that City Council adopt Ordinance #24-08, Approving a Zoning Map Amendment for Donna Farms.

A roll call vote was performed:

Commissioner Anderson	aye
Commissioner Peters	aye
Commissioner Bauer	aye
Chairperson Gengler	aye

Motion Carried.

7.02: Public Hearing: Consider Sketch Plan and Related Variances for a Proposed Minor Plat of Pearson Place 2nd Addition at the Southwest Corner of Riverdale Drive and Highway 10 (Project No. 24-100); Case of John Dobbs

Public Hearing

Chairperson Gengler called the public hearing to order at 7:21 p.m.

Presentation

Senior Planner Anderson presented the staff report stating that staff recommends adopting Resolution #24-108 granting multiple variances associate with the proposed subdivision known as Pearson Place 2nd Addition.

Commissioner Anderson asked if all three of the issues requiring the variances were caused by the City in essence with the changes to the Code.

Senior Planner Anderson replied that is correct.

Citizen Input

John Dobbs, 2453 Skyline Drive Bloomington, MN, applicant, commented that he has worked with/for the Pearson family for more than a decade. He stated that going through the Riverstone South development process with Bowers Drive and the park planning, access ended up where it did which then created the need for variances. He stated that they are aware of the Donna Farms development and are supportive of their projects.

Motion by Commissioner Bauer, seconded by Commissioner Peters, to close the public hearing.

A roll call vote was performed:

Commissioner Anderson aye
Commissioner Peters aye
Commissioner Bauers aye
Chairperson Gengler aye

Motion Carried.

Chairperson Gengler closed the public hearing at 7:35 p.m.

Commission Business

Motion by Commissioner Bauer, seconded by Commissioner Peters, to adopt Resolution #24-108 Granting a Variance to Standards Addressing Double Frontage Lots, Additional Width for Corner Lot, and the Setback from an Arterial Road.

A roll call vote was performed:

Commissioner Bauer aye
Commissioner Peters aye
Commissioner Anderson aye
Chairperson Gengler aye

Motion Carried.

7.03: Public Hearing: Consider a Zoning Amendment, Site Plan and Variances to Height Regulations in the COR Framework for Norhart Ramsey at 7975 and 7979 Sunwood Drive NW

Public Hearing

Chairperson Gengler called the public hearing to order at 7:36 p.m.

Presentation

City Planner Martin presented the staff report stating that staff recommends approval of the Zoning Map Amendment, Site Plan, and Variance to Height Regulations in the COR Framework.

Commissioner Heineman arrived.

Commissioner Bauer noted the dewatering that has been done within the COR and asked if the lower parking level would encounter issues with groundwater.

City Planner Martin replied that the position of the sunken parking garage was designed to minimize the impact on the water table.

Commissioner Peters asked where the water would be going from the parking area.

City Planner Martin replied that all stormwater from this site would go to the regional stormwater pond, similar to the other developments in this area.

Commissioner Heineman referenced the proposed 5,000 square feet of retail space and asked if there have been any concepts on what will occupy that space.

Citizen Input

Marybeth Weiss, applicant, replied that they have not yet designated the retail user but have begun to have those discussions. She stated that they have spoken with several restaurants. She stated that they have welcomed input from staff as well as the owner of Hom2Suites and would welcome input from the residents as well in order to bring forward something that is desired.

Commissioner Heineman commented that restaurants continue to be of high demand.

Ms. Weiss provided a brief presentation on Norhart, which is a family-owned company based in Forest Lake and they design, build and manage the apartments that they develop. She stated that their construction crew are also Norhart employees and therefore have the same sense of pride. She described the Norhart way which focuses on creating a better way of living with luxury amenities, convenience and community. She stated that they currently have 12 developments in the metro and provided some concept images of projects currently proposed, or under development, in two other communities. She provided an overview of the proposed project, amenities, and retail space. She stated that they will satisfy the build to setback line requirement and provided additional details on the proposed building height variance, noting the similarity in height to another apartment building within the COR. She provided details on the updated photometric plan and reviewed the proposed developing timing. She stated that they look forward to being in Ramsey and contributing to the community.

Commissioner Bauer asked the typical resident for Norhart.

Ms. Weiss replied that there are a mix of residents, depending on where the building is located. She stated that the typical residents would be young professionals, young families, and some retirees.

Chairperson Gengler referenced the two main doors and asked if there would be additional entrances.

Ms. Weiss provided details on the different accesses for the building, noting that those are secured doors that use a fob to unlock.

Motion by Commissioner Bauer, seconded by Commissioner Peters, to close the public hearing.

A roll call vote was performed:

Commissioner Bauer aye
Commissioner Heineman aye
Commissioner Peters aye
Commissioner Anderson aye
Chairperson Gengler aye

Motion Carried.

Chairperson Gengler closed the public hearing at 8:03 p.m.

Commission Business

Motion by Commissioner Bauer, seconded by Commissioner Heineman, to adopt Resolution #24-115, Approving a Variance to Height Regulations in the COR Zoning District for Northart Ramsey at 7975 and 7979 Sunwood Drive NW.

A roll call vote was performed:

Commissioner Anderson nay
Commissioner Peters aye
Commissioner Heineman aye
Commissioner Bauer aye
Chairperson Gengler aye

Motion Carried.

Motion by Commissioner Peters, seconded by Commissioner Heineman, to recommend that City Council approve the Site Plan and Zoning Map Amendment for Northart Ramsey.

A roll call vote was performed:

Commissioner Bauer aye
Commissioner Heineman aye
Commissioner Peters aye
Commissioner Anderson nay
Chairperson Gengler aye

Motion Carried.

8. COMMISSION / STAFF INPUT

Planning Manager Larson commented that the items considered tonight will move forward to the City Council at the May 14th meeting.

Senior Planner Anderson reported that the spring recycling event will be held from 8 a.m. to noon on May 4th at the Public Works Facility.

Commissioner Peters commended Connexus Energy for the cleanup that they did on CR 5 recently.

Commissioner Bauer noted the upcoming Ramsey Business Expo this Saturday at Adrenaline Sports.

9. ADJOURNMENT

Motion by Commissioner Anderson, seconded by Commissioner Peters, to adjourn the meeting.

A roll call vote was performed:

Commissioner Anderson	aye
Commissioner Peters	aye
Commissioner Heineman	aye
Commissioner Bauer	aye
Chairperson Gengler	aye

Motion Carried.

The regular meeting of the Planning Commission adjourned at 8:08 p.m.

Respectfully submitted,

Todd Larson
Planning Manager

ATTEST:

Dana Verbeek
Planning Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

Regular Planning Commission**Meeting Date:** 05/23/2024**Primary Strategic Plan Initiative:** Create a positive image for residential neighborhoods, business districts and key corridors.**Information****Title:**

PUBLIC HEARING: Consider a Variance Request Related to Accessory Structure Setback Regulations at 15851 St. Andrews Lane NW (Project 24-107); Case of Parent Custom Homes, LLC

Purpose/Background:

The City has received an application from Parent Custom Homes (the "Applicant"), on behalf of Eric Nelson (the "Permittee"), for a Variance to the required front yard setback for accessory structures on the property located at 15851 St. Andrews Lane NW (the "Subject Property").

Notification:

Staff attempted to notify property owners within 350 feet of the Subject Property, as reflected in the Anoka County Property Records, of the request for Home Occupation Permit consideration and the Public Hearing to be held by the Planning Commission. A notice of the Public Hearing was published in the Anoka County UnionHerald, the City's official newspaper. A proposed development sign was placed on the property.

Time Frame/Observations/Alternatives:**Subject Property**

The Subject Property is located on the east side of St. Andrews Lane in the Northfork neighborhood, located in the west side of Ramsey. The Subject Property is zoned PUD, Planned Unit Development, and is guided for Rural Developing land use in the City's 2040 Comprehensive Plan. It is 1.55 acres in size. Surrounding properties are similar in size and are also zoned PUD and guided for Rural Developing land uses.

Summary

The Applicant is proposing to construct a twenty-four-foot by thirty-foot (24' x 30') detached garage on the Subject Property. The detached garage is proposed to be built closer to St. Andrews Lane than the existing house, which creates the need for a Variance. The Zoning Code requires accessory structures on residentially-zoned property to be no closer to the street than the edge of the principal structure. It should be noted that the detached garage is proposed to be setback approximately 85 feet from the front property line, which is much farther than the 40-foot front-yard setback for principal structures in the Northfork PUD. This 85-foot setback would reduce the need to extend the existing paved driveway, as a T-shaped turnaround currently exists on the Subject Property, and the Applicant is proposing to modify that turnaround to serve as the entrance to the new garage. The Applicant is proposing to use building materials for the detached garage to match the house as close as possible. The garage meets the minimum 5-foot setback from the side property line, and it meets all other applicable zoning requirements.

Variance Criteria

When reviewing Variances, it is the Applicant's responsibility to prove practical difficulty in meeting all standards of the Zoning Code. Practical difficulties, as used in connection with the granting of a Variance, is defined in Section 106-220(c) of Ramsey City Code. The Applicant submitted a written description of the Variance request, providing the following justifications of practical difficulty:

1. Foundation wall heights exceed eight feet (8') at the rear of the garage due to the contours of the lot.
2. Soil compaction engineering and testing due to the depth of the garage footings at the rear of the garage.

3. Potential need to oversize the footings as the rear of the garage due to unbalanced fill.
4. Additional expense to side the rear of the garage over the additional four feet (4') of exposed foundation.
5. Additional expense to remove and rebuild retaining walls.
6. Potential impact on primary and secondary septic locations to maintain a 4:1 slope at the rear of the garage.
7. The purpose of the detached garage is to store personal property, as the Northfork Homeowner's Association prohibits outdoor storage of materials.
8. Placing the garage in the backyard, as is common throughout Northfork and other residential developments in the City, would require significant grading and relocation of the septic and drainfield.

Additionally, the Applicant noted that several similar properties in the Northfork neighborhood have built accessory structures in the front yard, to a greater extent than what the Applicant is proposing. Staff researched the neighborhood and can concur with the Applicant's observation. Additionally, the Northfork Architectural Review Committee reviewed the request and expressed their support, though the request still needs approval by the Planning Commission (for the Variance) and City Staff (for the Building Permit) before the garage can be built.

With all of the above information, Staff finds the practical difficulties listed to satisfy the following items within the definition of practical difficulties, as defined by City Code:

1. That the property owner proposes to use the property in a reasonable manner not permitted by the zoning code;
2. The plight of the landowner is due to circumstances unique to the property not created by the landowner;
3. The variance, if granted, will not alter the essential character of the locality.
4. Economic considerations alone do not constitute practical difficulties.

Alternatives

Alternative 1: Approve the variance to the front yard setback for the accessory structure. Based on the unique slope of the Subject Property, as well as the existing location of the house, septic system, and drainfield, the Variance seems reasonable. Staff supports this alternative.

Alternative 2: Deny the variance. Without an approved variance, and since there are no other suitable locations for the shed on the property without the homeowner incurring significantly higher costs, the Applicant would not be able to build the garage. The 85-foot front yard setback for the garage does not impact any easement. Staff does not support this alternative.

Alternative 3: Approve the variance with any reasonable conditions that mitigate and perceived impacts of the variance to the neighborhood.

Funding Source:

All costs associated with this request are the Applicant's responsibility.

Recommendation:

Staff recommends the Planning Commission adopts Resolution #24-136, Granting a Variance to Accessory Structure Placement at 15851 St. Andrews Lane NW.

Outcome/Action:

Motion to adopt Resolution #24-136, Granting a Variance to Accessory Structure Placement at 15851 St. Andrews Lane NW.

Attachments

Location Map

Resolution #24-136 Variance

Building & Site Plans

Applicant Narrative

Homeowner's Association Architectural Review Approval

Form Review

Inbox

Brian Hagen

Form Started By: Adam Martin

Final Approval Date: 05/16/2024

Reviewed By

Brian Hagen

Date

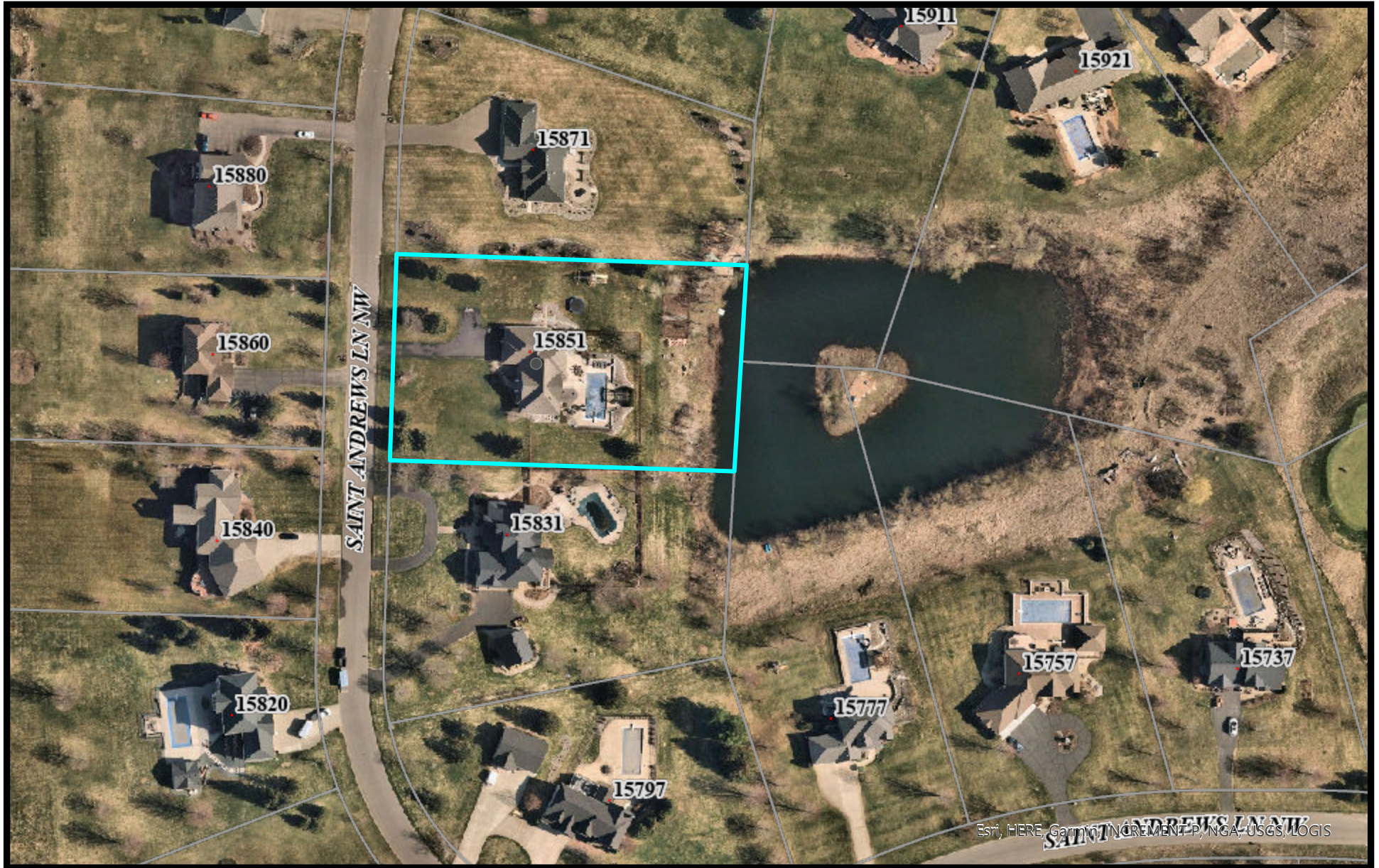
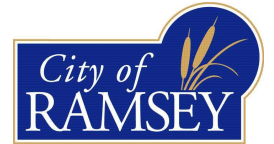
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Started On: 05/16/2024 09:43 AM

18-32-25-34-0021

15851 St Andrews Lane

Variance



Print Date: April 16, 2024

Est. HERE, Garmin, NAD 83, NAD 2011, NGA, USGS, LOGIS

0.00 0.01 0.03 0.04 0.06
mi

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

RESOLUTION #24-136

**A RESOLUTION GRANTING A VARIANCE TO ACCESSORY STRUCTURE
PLACEMENT AT 15851 SAINT ANDREWS LANE NW AND DECLARING TERMS OF
SAME**

RECITALS

1. The City of Ramsey received an application from Parent Custom Homes, LLC (the “**Applicant**”), on behalf of Eric Nelson (the “**Permittee**”), requesting a Variance to the minimum front yard accessory structure setback on the property generally known as 15851 Saint Andrews Lane NW and legally described as follows:

Lot 6, Block 2, Northfork St. Andrews Addition, Anoka County, Minnesota

(the “**Subject Property**”)

2. That the **Permittee** appeared before the Planning Commission for a public hearing pursuant to Section 106-220 (Variances) of the Ramsey City Code on May 23, 2024, and that said public hearing was properly advertised and that the minutes of said public hearing are available.
3. That the **Subject Property** is approximately 1.55 acres in size, which is similar to other residential properties in the immediate surrounding neighborhood.
4. That the **Subject Property** is zoned PUD, Planned Unit Development, as part of the Northfork Planned Unit Development District.
5. That all of the parcels surrounding the **Subject Property** are also within the Northfork Planned Unit Development District.
6. That the **Subject Property** is guided as Rural Developing in the 2040 Comprehensive Plan.
7. That City Code Section 106-450(C)(2) (**Accessory Structures**) specifies that accessory structures shall be no closer to the street than the edge of the principal structure.
8. That the **Accessory Structure** is proposed to be located within the front yard and is closer to the front lot line than the principal structure, with a proposed front yard setback of approximately 85 feet.
9. That principal structures on the **Subject Property** shall be setback a minimum of 40 feet from the front property line.
10. That the **Accessory Structure** would meet the minimum front yard setback for principal structures in the Northfork Planned Unit Development.

11. That the **Accessory Structure**'s proposed location would minimize the need to extend the existing driveway, thus reducing the impervious surfacing on the lot.
12. That the **Accessory Structure** measures at twenty-four feet by thirty feet (24' x 30'), which calculates to seven hundred twenty (720) square feet in area.
13. That the **Accessory Structure** placement closer to the street than the front edge of the house is similar to existing accessory structures on surrounding properties.

FINDINGS OF FACT

1. That the **Accessory Structure** does not impair an adequate supply of light and air to adjacent property.
2. That the **Accessory Structure** does not unreasonably increase the congestion on the public street.
3. That the **Accessory Structure** does not have the effect of allowing any use prohibited in the PUD, Planned Unit Development District.
4. That the **Accessory Structure** does 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 **Accessory Structure** does not violate the intent and purpose of the Comprehensive Plan.
6. That the **Accessory Structure** will be in accordance with the objectives of the intent of Section 106-220 (Variances) of the Ramsey City Code.
7. That the **Accessory Structure**, other than the front yard setback, is in substantial compliance with all applicable codes in Section 106 of the Ramsey City Code.

NOW THEREFORE, BE IT RESOLVED BY THE 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 deviate from the required **Accessory Structure** setback from the front property line to allow an **Accessory Structure** to be located with a eighty-five-foot (85') front setback 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 a deviation to the **Accessory Structure** setback requirement on the **Subject Property**.

2. That this **Variance** shall allow a setback of eighty-five feet (85') from the front property line to the front edge of the **Accessory Structure**.
3. That this **Variance** shall be perpetual in duration as long as the conditions are herein complied with.
4. That the **Accessory Structure** shall not exceed seven hundred twenty (720) square feet in area.
5. That the **Permittee** shall not expand the **Accessory Structure** in any way unless in full compliance with City Code.
6. That the **Permittee** shall be responsible for all City costs incurred in administering and enforcing this **Variance**.

The motion for the adoption of the foregoing resolution was duly seconded by Commissioner _____, 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 Planning Commission this the 23rd day of May, 2024.

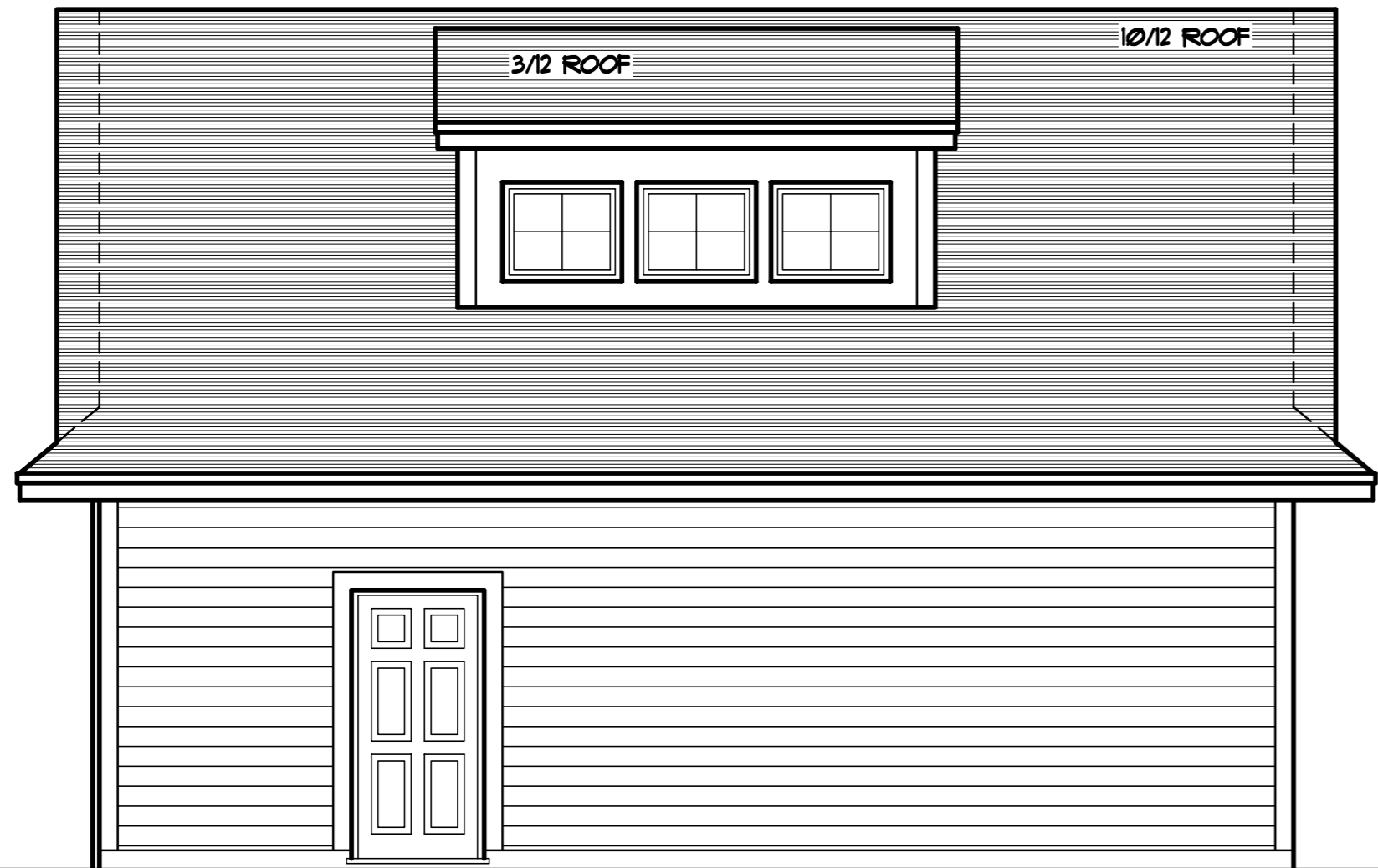
Planning Commission Chairperson

ATTEST:

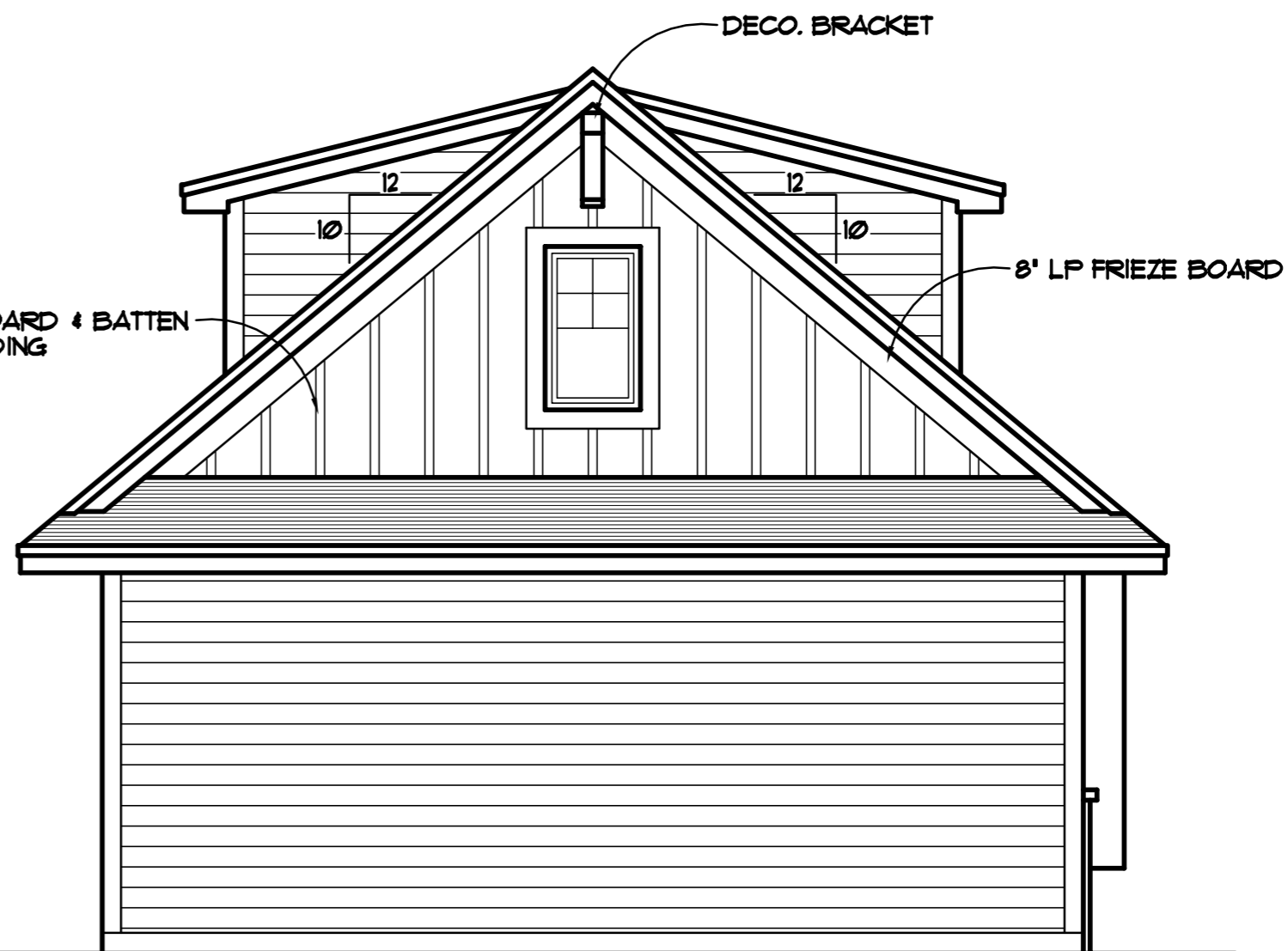
City Clerk

The document drafted by:
The City of Ramsey
7550 Sunwood Dr NW
Ramsey, Minnesota 55303

REVISIONS	BY
14031	J.C.

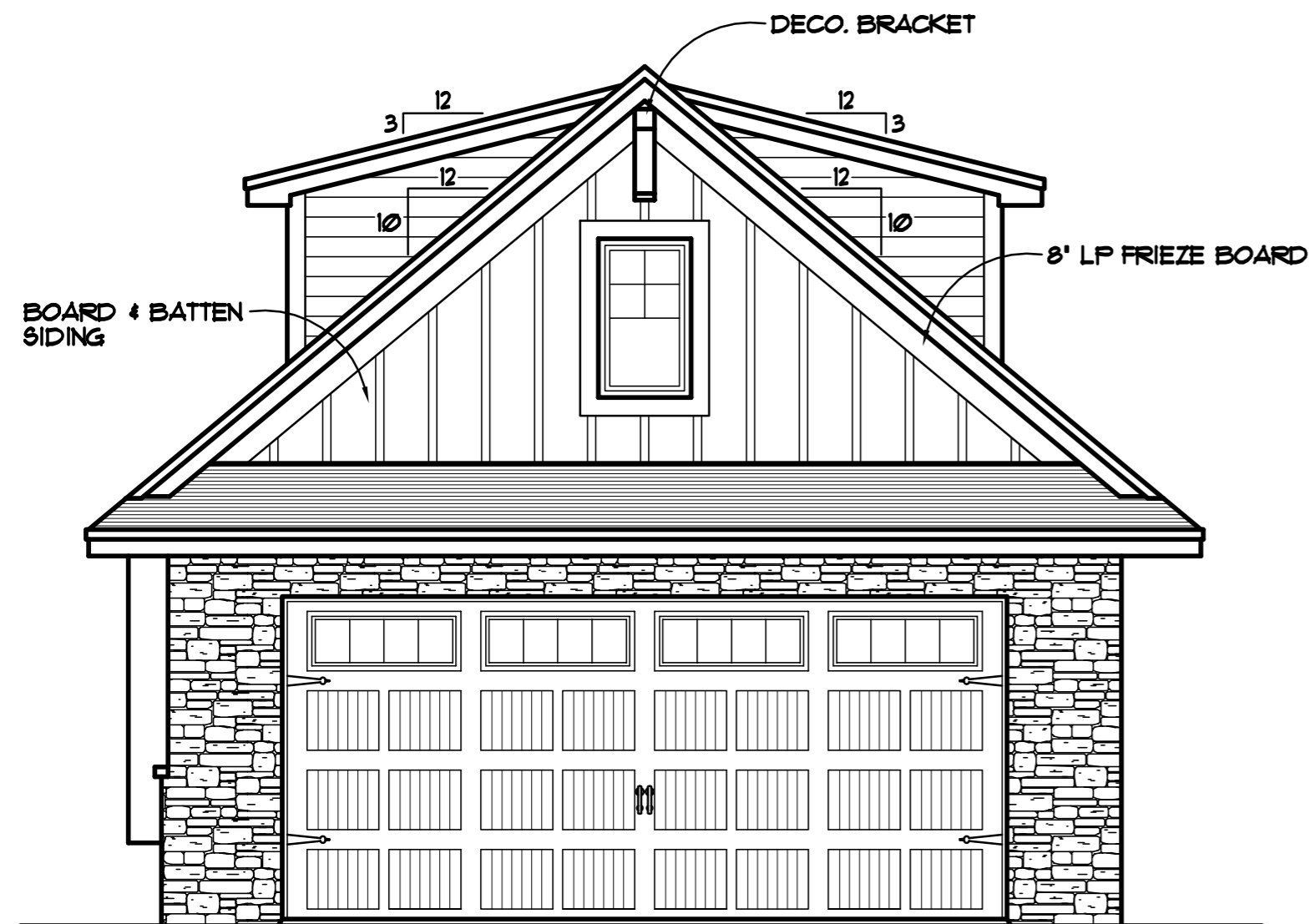


REAR ELEVATION 1/4"=1'-0"



LEFT ELEVATION 1/4"=1'-0"

- GENERIC WINDOW SIZES SPECIFIED
- LP SMARTSIDE LAP SIDING
- ALUMINUM SOFFITS & FASCIA
- STONE VENEER WHERE SHOWN
- WINDOWS/DOORS SHOWN w/6" LP TRIM



RIGHT ELEVATION 1/4"=1'-0"
STREET VIEW



FRONT ELEVATION 1/4"=1'-0"
STREET VIEW

THE:
NELSON RESIDENCE - GARAGE

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• WWW.CROIXDESIGN.COM •

BUILT BY:



PARENT
Custom Homes, LLC

DRAWN	NF.
CHECKED	XX.
DATE:	1/18/2024
SCALE:	AS NOTED (24"x18")
CADD FILE #	23254

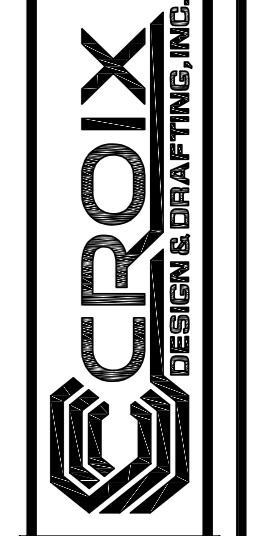
REVISIONS
XX/XX/XX 0000 BY:XX
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FOUNDATION CONST. NOTES

- POURED CONCRETE FOUNDATION, VERIFY ALL WALL DIMENSIONS w/ FOUNDATION CONTRACTOR
- PROVIDE 2" R10 FOAM BOARD INSULATION
 - EXTERIOR FOUNDATION WALLS & BELOW CONCRETE SLAB
- INSULATION & AIR BARRIER TO BE CONT. OVER TOP OF FOUNDATION WALLS (TYP.)
- PROVIDE RADIANT FLOOR HEATING THROUGHOUT CONCRETE SLAB

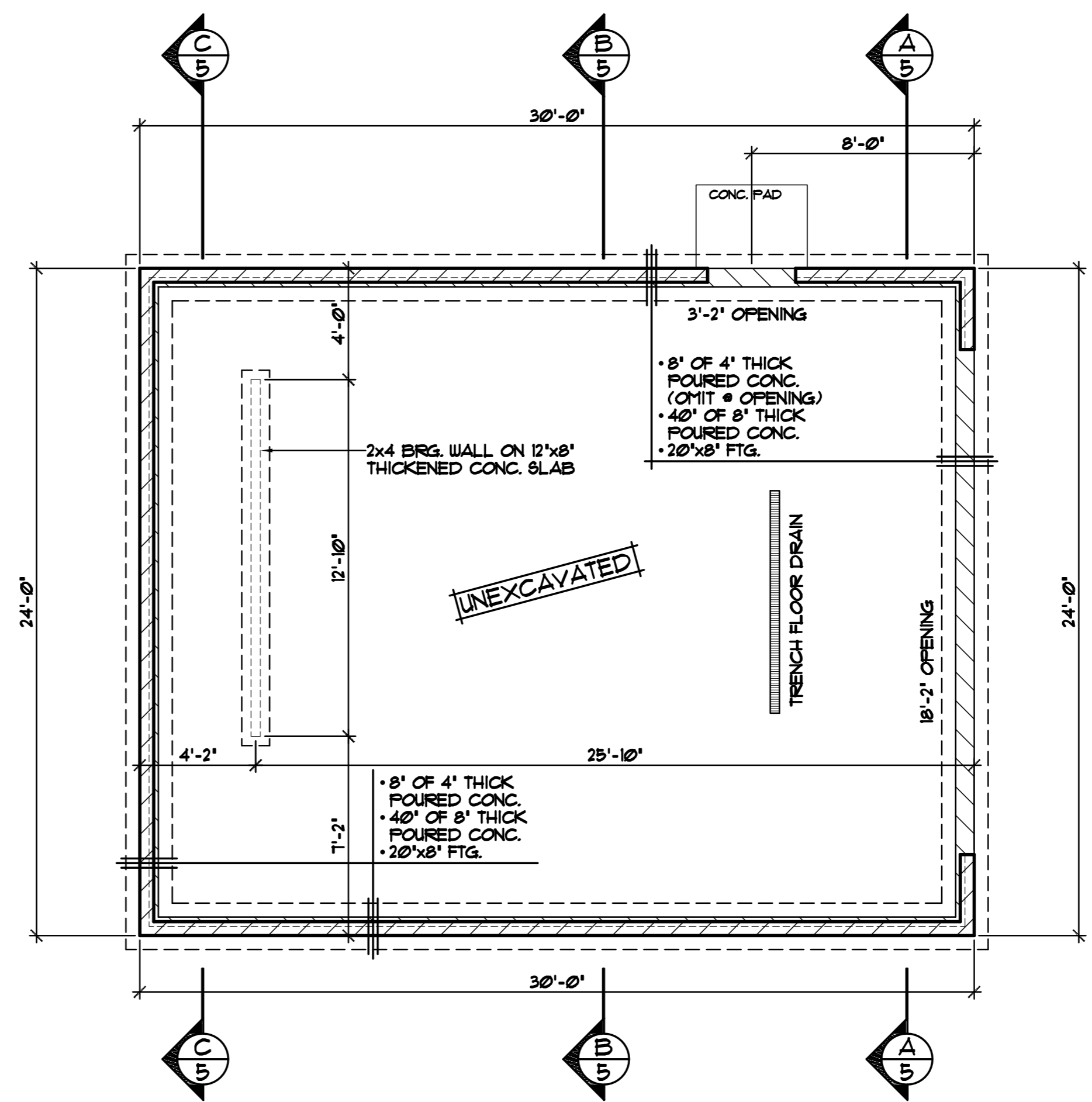
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OFFICE: 763.757.5997
 FAX: 763.757.4383
 ANDOVER, MINNESOTA
 WWW.CROIXDESIGN.COM



BUILT BY:
PARENT CUSTOM HOMES

SHEET
2
 of 5
 CADD FILE #
 23254



MAIN LEVEL FLOOR PLAN 1/4" = 1'-0"
 120 SQ. FT. GARAGE

DOOR & WINDOW NOTES

- GENERIC WINDOWS SPECIFIED, VERIFY ROUGH OPENING SIZES FOR DOORS & WINDOWS WITH MANUFACTURER
- ALL WINDOW & DOOR OPENINGS TO HAVE (2)2x10 #2 GRADE HEADER or BETTER (UNLESS NOTED OTHERWISE)
- TOP OF R.O. FOR ALL WINDOWS ON MAIN LEVEL TO MATCH HEIGHT OF O.H. GARAGE DOOR (UNLESS NOTED OTHERWISE)

GENERAL FRAMING & CONSTRUCTION NOTES

- 9'-1 1/8" PLATE HEIGHT • GARAGE FROM TOP OF FOUNDATION (UNLESS NOTED OTHERWISE)
- FRAME ALL GARAGE WALLS w/2x6 STUDS • 16" O.C. (UNLESS NOTED OTHERWISE)
- FINISH ALL GARAGE WALLS WITH 1/2" GYP. BOARD & 5/8" GYP. BOARD • CLG. (USE TYPE 'X' WHERE REQUIRED)
- PROVIDE RADIANT FLOOR HEATING THROUGHOUT CONCRETE SLAB

REVISIONS
 XX/XX/XX
 0000
 BY:XX
 XX/XX/XX
 0000
 BY:XX

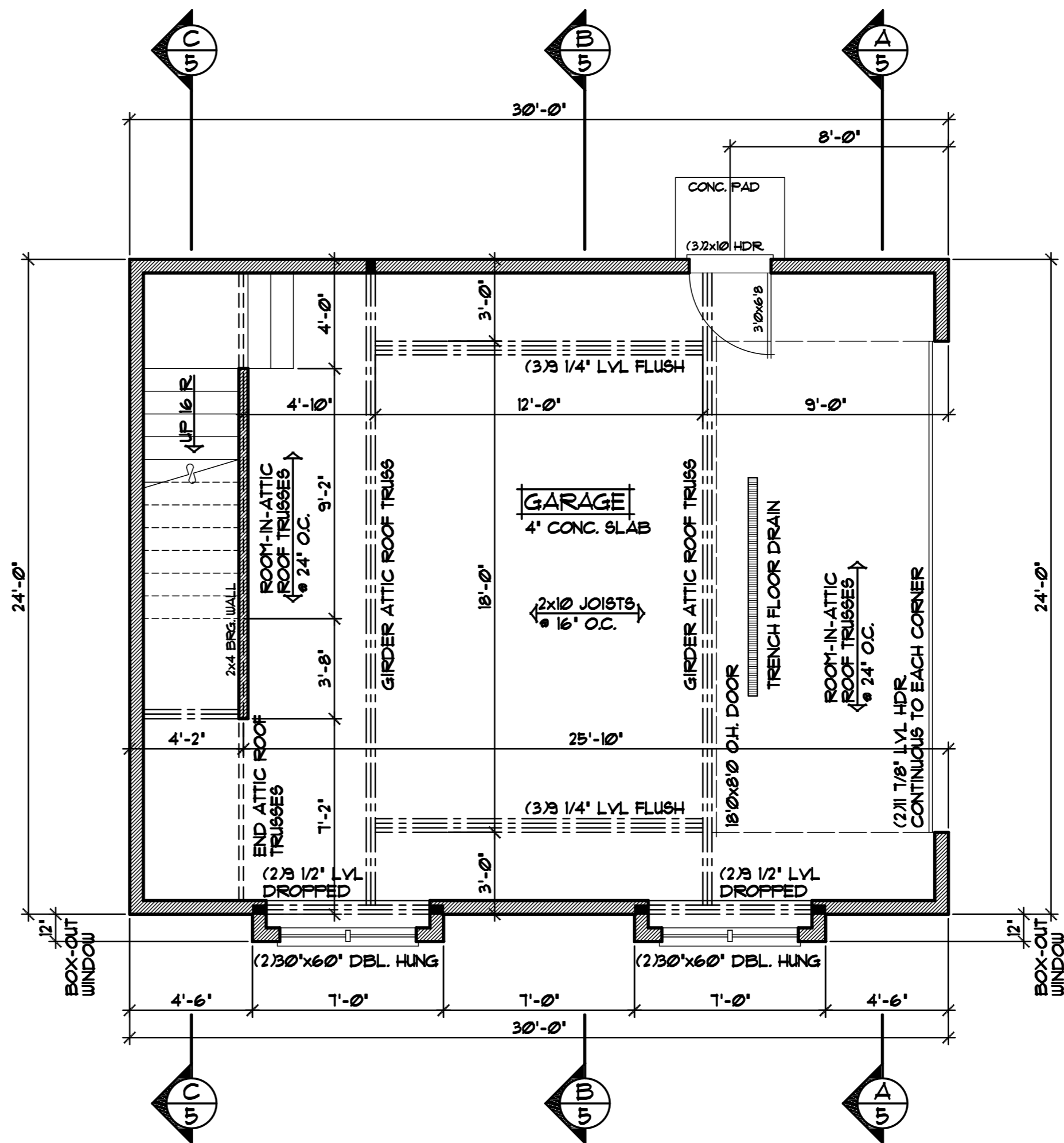
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 DESIGN & DRAFTING, INC.

BUILT BY:
 PARENT CUSTOM HOMES

SHEET
 3
 of 5
 CADD FILE •
 23254



MAIN LEVEL FLOOR PLAN 1/4" = 1'-0"
 720 SQ. FT. GARAGE

DOOR & WINDOW NOTES

- GENERIC WINDOWS SPECIFIED. VERIFY ROUGH OPENING SIZES FOR DOORS & WINDOWS WITH MANUFACTURER
- ALL WINDOW & DOOR OPENINGS TO HAVE (2)2x10 @ GRADE HEADER or BETTER (UNLESS NOTED OTHERWISE)
- TOP OF RO. FOR ALL WINDOWS ON UPPER LEVEL TO BE 6'-10 1/2" FROM TOP OF SUB FLOOR (UNLESS NOTED OTHERWISE)

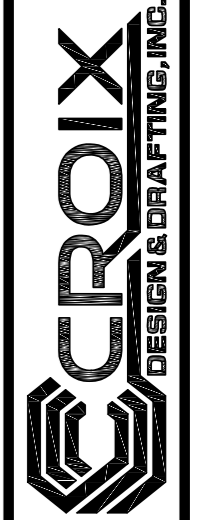
GENERAL FRAMING & CONSTRUCTION NOTES

- 8'-1 1/8" PLATE HEIGHT @ UPPER LEVEL (UNLESS NOTED OTHERWISE)
- FRAME ALL STORAGE WALLS w/2x6 STUDS @ 16" O.C. (UNLESS NOTED OTHERWISE)

REVISIONS
XX/XX/XX 00000 BY:XX
XX/XX/XX 00000 BY:XX

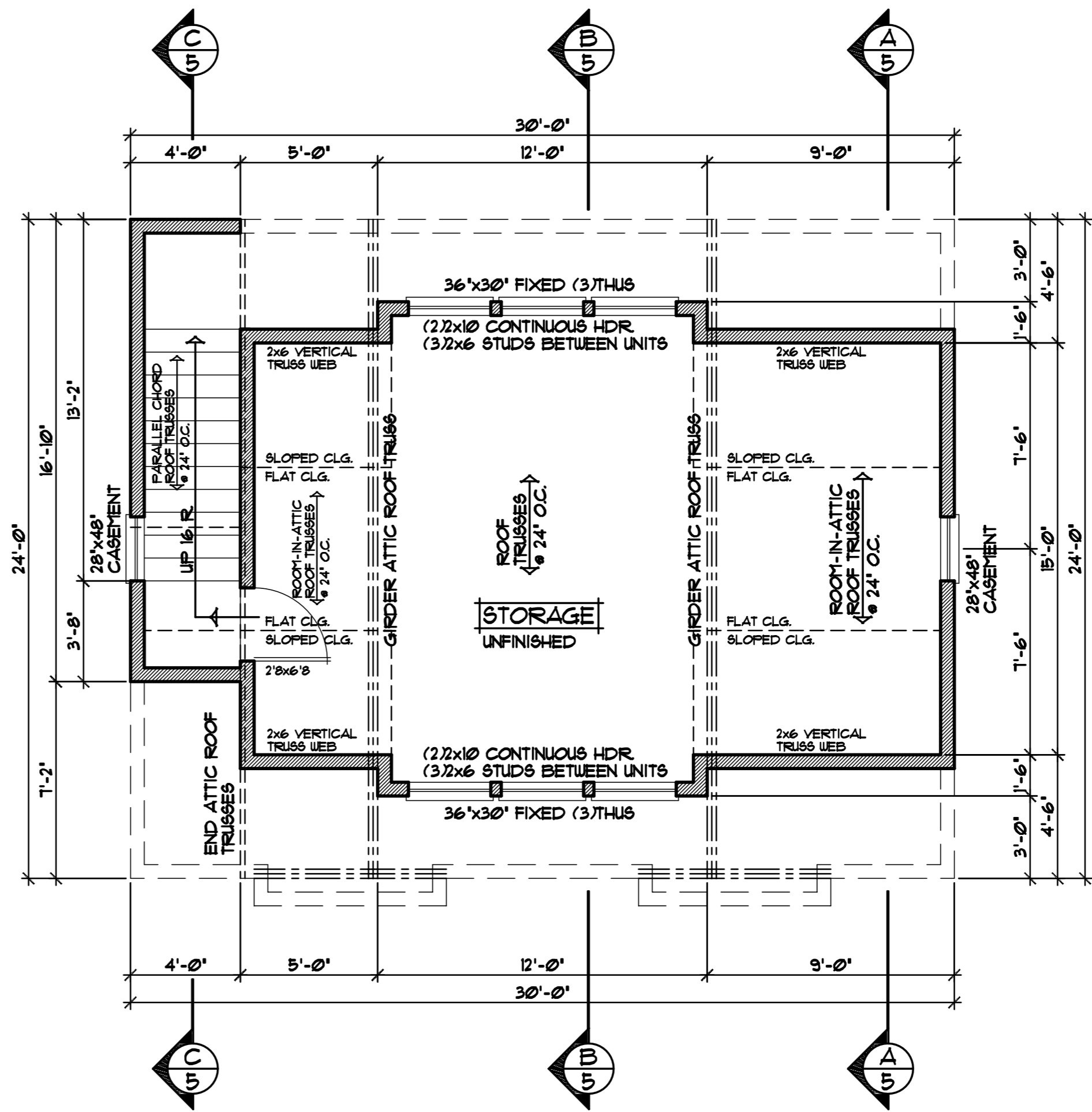
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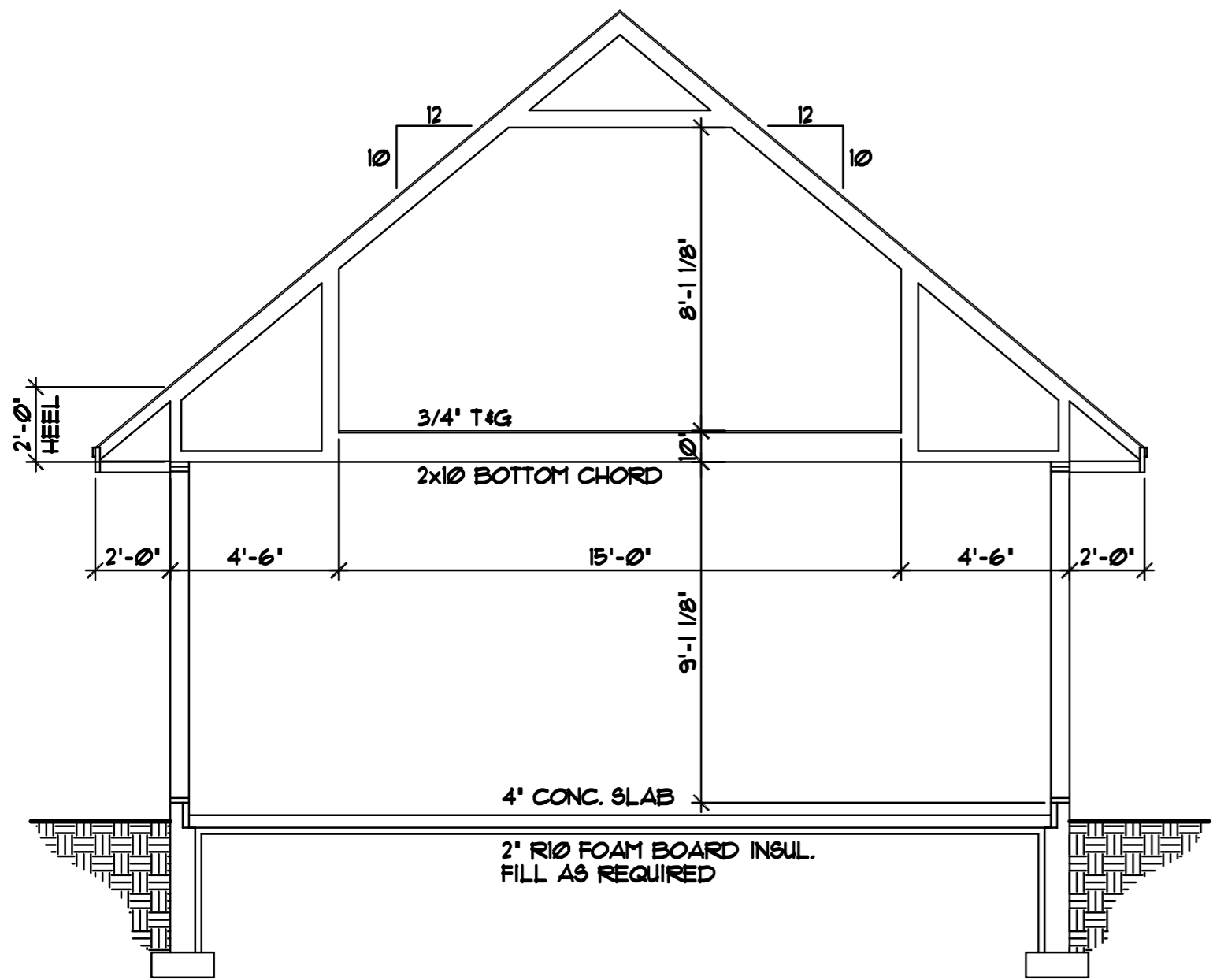


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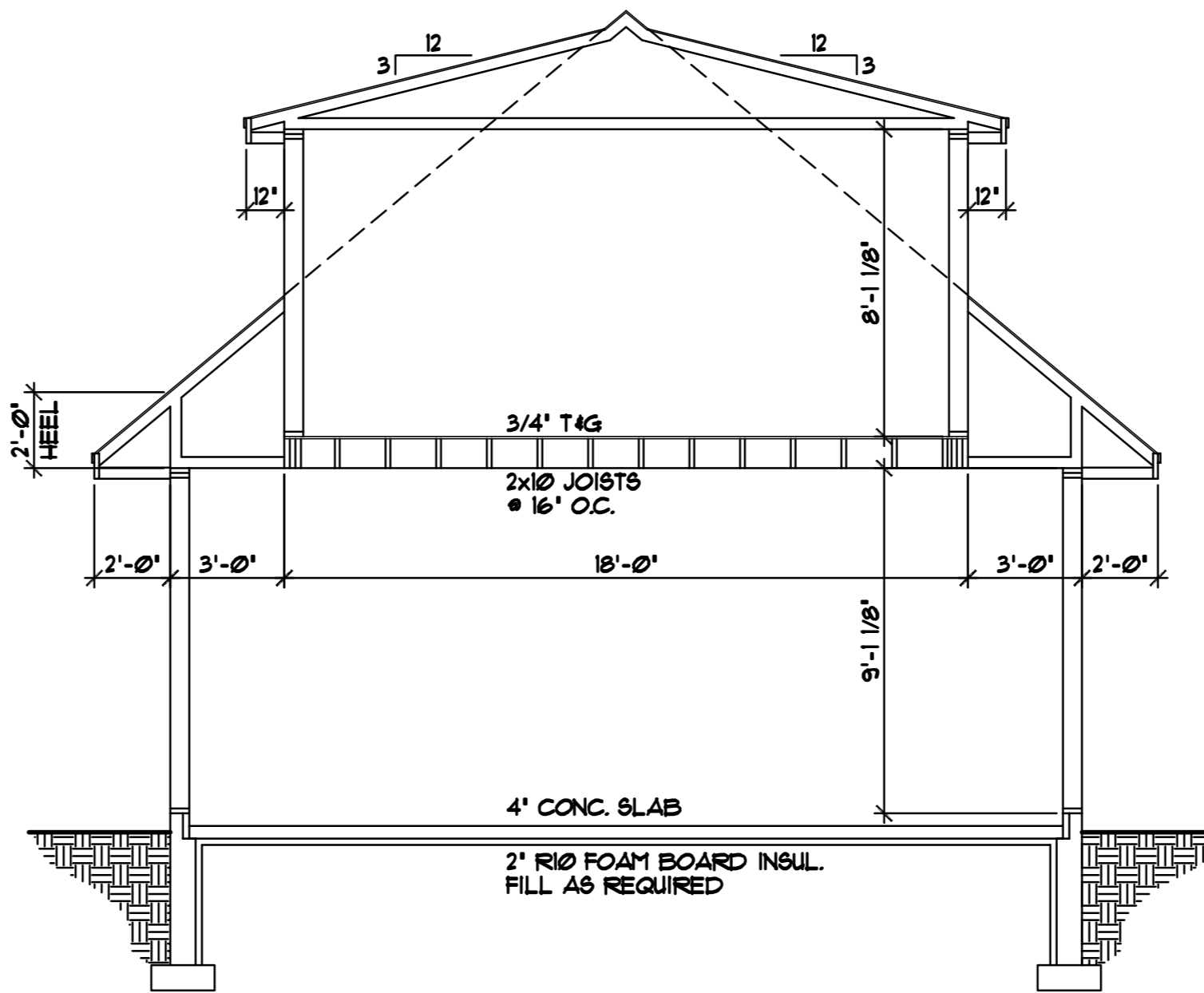
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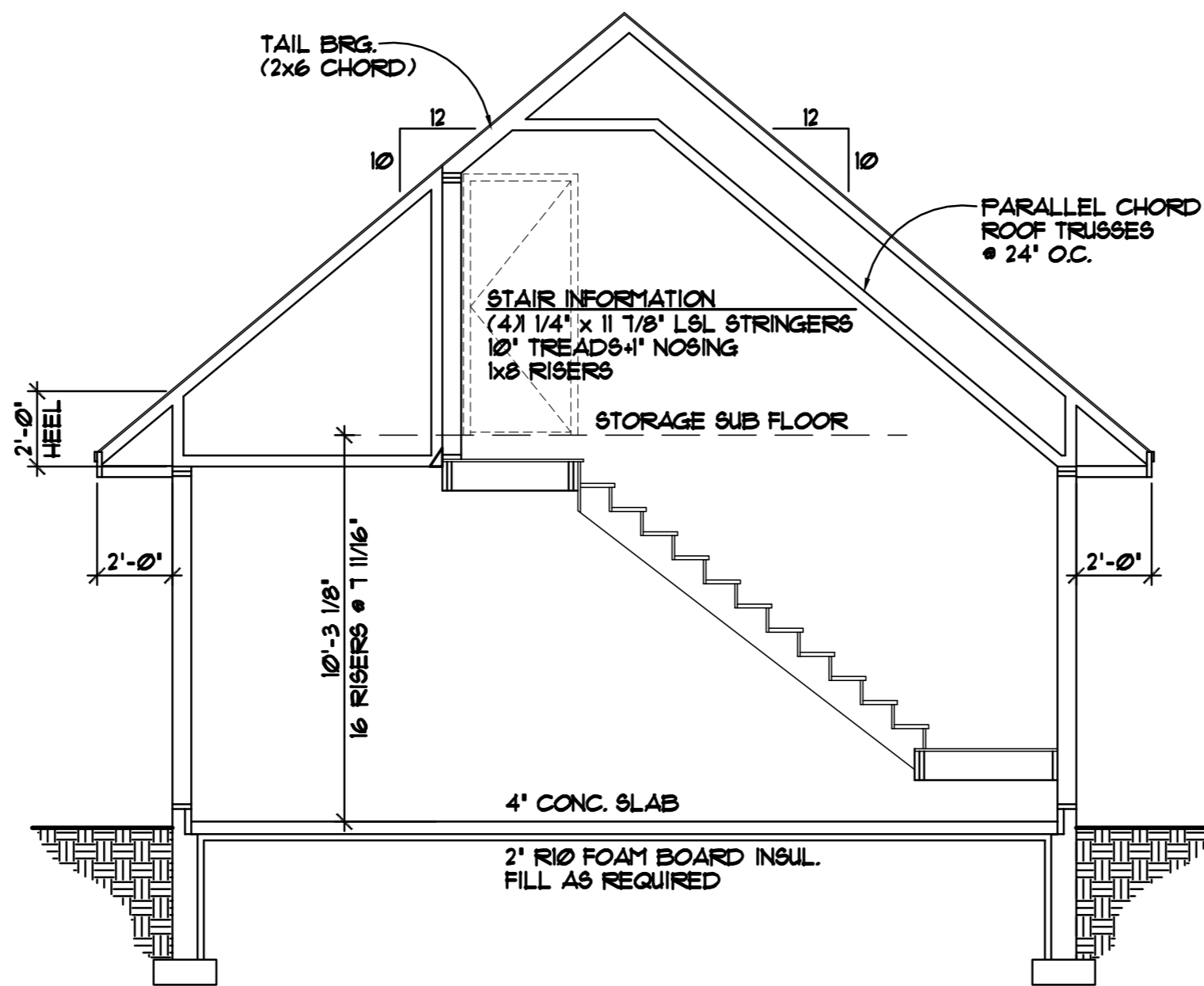
UPPER LEVEL FLOOR PLAN 1/4" = 1'-0"
440 SQ. FT.



CROSS SECTION "A" 1/4"=1'-0"



CROSS SECTION "B" 1/4"=1'-0"



CROSS SECTION "C" 1/4"=1'-0"

- ROOF CONSTRUCTION:**
- PRE-MANUFACTURED ROOF TRUSSES - ENGINEERED BY SUPPLIER
 - 1/150 ROOF VENT AT SOFFITS, 1/150 VENT AT RIDGE
 - AIR CHUTE AT EACH TRUSS SPACE
 - 15/32" ROOF SHEATHING
 - 15# ROOFING FELT
 - ICE & WATER MEMBRANE APPLIED 24" FAST EXTERIOR WALL
 - ASPHALT SHINGLES

- SOFFIT/FASCIA:**
- 2x6 SUB-FASCIA
 - ALUMINUM FASCIA
 - ALUMINUM VENTED SOFFITS

- WALL CONSTRUCTION:**
- HOUSE WRAP
 - 1/16" OSB SHEATHING
 - 2x6 STUDS @ 16" O.C.
 - WINDOWS PER SPECIFICATIONS
 - R20 F.G. BATT INSULATION
 - 4 MIL POLY VAPOR RETARDER
 - 1/2" GYPSUM BOARD

- RIM AREA CONSTRUCTION:**
- R20 CLOSED CELL SPRAED FOAM INSULATION

- WALL CONSTRUCTION:**
- HOUSE WRAP
 - 1/16" OSB SHEATHING
 - 2x6 STUDS @ 16" O.C.
 - WINDOWS PER SPECIFICATIONS
 - R20 F.G. BATT INSULATION
 - 4 MIL POLY VAPOR RETARDER
 - 1/2" GYPSUM BOARD

- SILL CONSTRUCTION:**
- 2x6 TRTD. SILL PLATE & SEALER
 - 1/2" ANCHOR BOLTS @ 12" O.C.

- FOUNDATION CONSTRUCTION:**
- POURED CONCRETE WALL FOUNDATION

REVISIONS
XX/XX/XX 0000 BY:XX
XX/XX/XX 0000 BY:XX

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BUILT BY:
PARENT CUSTOM HOMES

Surveyors Certificate

Construction Staking Survey For:

PARENT CUSTOM HOMES

Property located in Section
18, Township 32, Range 25,
Anoka County, Minnesota

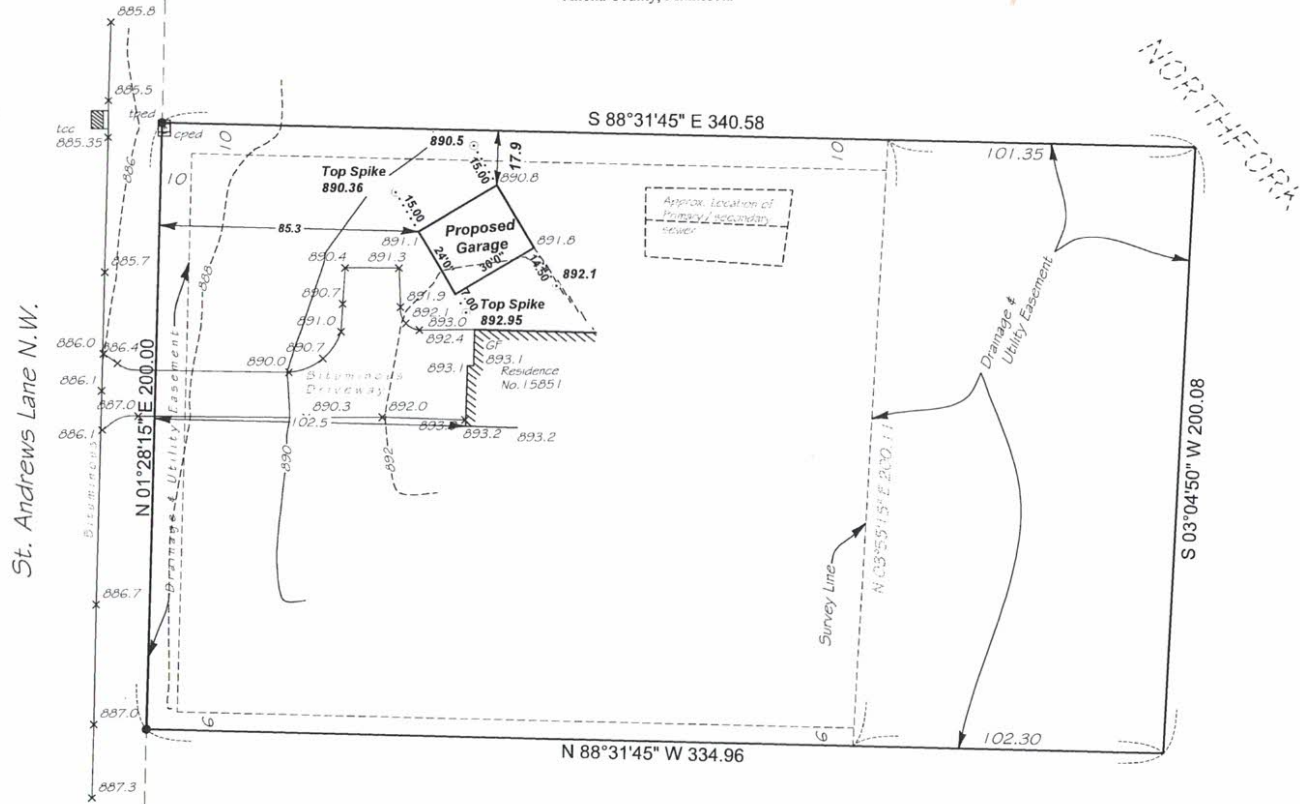
- Denotes Found Iron Monument
- Denotes Iron Monument
- Denotes Wood Hub Set for excavation only
- Denotes Existing Contours
- - - Denotes Proposed Contours
- x000.0 Denotes Existing Elevation
- 000.0 Denotes Proposed Elevation
- ↖ Denotes Surface Drainage

NOTE: Proposed grades are subject to results of soil tests. Proposed building information must be checked with approved building plan and development or grading plan before excavation and construction. Proposed grades shown on this survey are interpolations of proposed contours from the drainage, grading and/or development plans.

NOTE: The relationship between proposed floor elevations to be verified by builder.

NOTE: The only easements shown are from plats of record or information provided by client.

- Proposed First Floor Elevation
- Proposed Top of Foundation
- Proposed Garage Floor
- Proposed Basement Floor
- Type of Building



Legal Description
Lot 6, Block 2, NORTHFORK ST.
ANDREWS ADDITION
Anoka County, Minnesota

DEMARC
LAND SURVEYING & ENGINEERING
7601 73rd Avenue North (763) 560-3093
Minneapolis, Minnesota 55428 Demarcinc.com

Project No. 90662 Scale: 1" = 40'
F.B.No. - Drawn By *BJ*

Address: 15851 St. Andrews Lane N.W.
Ramsey, MN

rev 4-4-2024 driveway/ septic

I certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
Surveyed this 4th day of April 2024.

Signed *Gregory R. Pasch*
Gregory R. Pasch, Minn. Reg. No. 24992

Detailed description of request for Variance

We are requesting a variance for the forward placement of a detached garage, due to the unique circumstances related to our lot and the Northfork development. During the initial grading of the Northfork development, our lot was graded as such to allow for a walk-out basement, resulting in at least an eight (8) foot vertical drop-off that spans the width of the property approximately 120 feet from the street. As a result of the grading of our lot, the detached garage cannot be positioned so that it is in line with the principal structure without having to introduce non-typical construction methods and extraordinary amount of costs that would include but not limited to the following:

- 1) Foundation wall heights exceeding 8' at the rear of the garage due to the contours of the lot.
- 2) Soil compaction engineering and testing due to the depth of the garage footings at the rear of the garage.
- 3) Potential need to oversize the footings at the rear of the garage due to unbalanced fill at the rear of the garage.
- 4) Additional expense to side the rear of the garage over the additional 4' of exposed foundation at the rear of the garage.
- 5) Additional expense to re-build, and build new, retaining walls.
- 6) Potential impact on primary and secondary septic locations to maintain 4:1 slope at rear of garage.

In addition to the construction hardships listed above, we feel the following circumstances should be taken into consideration and we believe would further support our variance request:

- 7) The Northfork Actuarial Review Committee has reviewed this site plan and garage design and has approved it.
- 8) We have three (3) neighbors within the Northfork development with property sizes below 2 acres and have detached garages that are closer to the front property line than the principal structure. Property addresses are:
 - a. 15900 Saint Andrews Ln.
 - b. 15901 Saint Andrews Ln.
 - c. 16100 Andrie St.
- 9) We have selected a location that is as far back from the street as possible (approx. 90 ft setback) without having to incur the additional expenses called out in numbers (1) – (5) above. The desired location only has a very minimal forward placement relative to the principal structure and would look very similar to the detached garages at the following Northfork property addresses (all under 2 acres). The 90 ft setback would be greater than or equal to all of these properties:
 - a. 15971 Saint Andrews Ln.
 - b. 9040 159th Ln.
 - c. 9321 Inverness Ln.
 - d. 9400 Inverness Ln.
 - e. 9411 Inverness Ln.

- 10) The proposed detached garage was specifically designed with stone-work and LP smartside lap siding to match the exterior finish look of the existing home on both street facing sides, which complies with the Northfork Development covenants and City of Ramsey requirements. It will also be built with soffit, fascia and eave overhang. The overall aesthetics of the garage will look more natural with the overhead doors not facing the street. Essentially looking at a full 4 car façade facing the street would be much less desirable than the proposed location and layout.
- 11) The proposed detached garage will exceed the minimum side-yard setback of ten (10) feet
- 12) The purpose of the detached garage is for personal property, which, by the covenants of the Northfork Home Owner's Association, is prohibited from being stored outside.
- 13) Due to the eight (8) foot vertical drop-off that spans the entire width of the property, there are special conditions to our property that do not generally apply to other properties in our zoning district.
- 14) The grading of the lot was not the result of any special requests from us.
- 15) The literal interpretation of the provisions of the City Code would deprive us of rights commonly enjoyed by other properties in the same district, namely the right to have additional garage space on the premises.
- 16) Placing the garage in the backyard (as some others have done in the Northfork development), would require moving the drain field which would require extraordinary costs.

We believe that for the reasons listed above, this variance request meets the League of Minnesota Cities three (3) factor test. We believe we are using the property in a reasonable manner and our variance request is based on the uniqueness of our specific lot. The proposed garage will also not alter the essential character of our property or neighborhood.

Brook Parent

From: William Kingston <wskingston53@gmail.com>
Sent: Thursday, March 7, 2024 9:24 AM
To: Nelson, Eric J
Subject: Re: Nelson Detached Garage

Arch. REVIEW APPROVAL

Caution: External email. Do not open attachments or click on links if you do not recognize the sender.

Both the detached garage and the fire pit have been approved
William S Kingston
Retired
612-802-7322

Sent from my iPhone

On Mar 7, 2024, at 8:55 AM, Nelson, Eric J <eric.nelson@uhc.com> wrote:

Hey Bill – In addition to the detached garage, we’re going to be having some landscaping work done in our backyard down by the pond. Primarily will be clearing out the pond shrubs along the shoreline, installing a firepit area and rip rapping shoreline. Does this type of work need to get approved by the architectural committee as well? If so, please see attached rendering of the work.

Thanks!

Eric

From: William Kingston <wskingston53@gmail.com>
Sent: Friday, January 12, 2024 3:16 PM
To: Nelson, Eric J <eric.nelson@uhc.com>
Subject: Re: Nelson Detached Garage

Caution: External email. Do not open attachments or click on links if you do not recognize the sender.

Call me to discuss
William S Kingston
Retired
612-802-7322
Sent from my iPhone

On Jan 12, 2024, at 3:35 PM, Nelson, Eric J <eric.nelson@uhc.com> wrote:

I wasn’t aware that was necessary. Can I ask why? Would one of the 2 locations not work? Both are very similar locations to what other homes in the neighborhood have.

From: William Kingston <wskingston53@gmail.com>
Sent: Friday, January 12, 2024 2:21 PM
To: Nelson, Eric J <eric.nelson@uhc.com>
Subject: Re: Nelson Detached Garage

Regular Planning Commission**Meeting Date:** 05/23/2024**Primary Strategic Plan Initiative:** Not Applicable**Information****Title:**

PUBLIC HEARING - Variance for Accessory Structure Placement at 6787 Green Valley Rd. NW (Josh Hunt)

Purpose/Background:

The applicant is proposing to construct a 52x78-foot (4,056 sq.ft.) accessory building south of his home at 6787 Green Valley Road NW. The property is zoned MR - MUSA Reserve and is just under 40 acres. The proposed accessory structure meets all the requirements of the MR district, except for one: the applicant is proposing to construct the structure between the house and Green Valley Road in the front yard. The following is the section of City Code pertaining to front yard placement of accessory structures:

Sec. 106-450. - Accessory structures.

The following standards are required for all accessory structures on residential properties.

(3) Setbacks.

b. Front setback and side adjacent to right-of-way: No closer to the street than the edge of the principal structure.

c. Exception: Detached accessory building may be located in front of the principal building while maintaining setbacks for principal structures in that zoning district when:

- 1. On RR lots two acres or greater in area, or*
- 2. When located riparian lots in the wild and scenic, critical area, or shoreland overlay districts.*

The following section of City Code describes the justifications or "practical difficulties" to grant variances:

106-220(c) Variances may be granted when the applicant for the variance establishes that there are practical difficulties in complying with the zoning code. "Practical difficulties," as used in connection with the granting of a variance, means:

(1) That the property owner proposes to use the property in a reasonable manner not permitted by the zoning code;

(2) The plight of the landowner is due to circumstances unique to the property not created by the landowner;

(3) The variance, if granted, will not alter the essential character of the locality.

(4) Economic considerations alone do not constitute practical difficulties;

(5) Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems; and

(6) Public takings of property due to condemnation.

(7) Variances shall be granted for earth sheltered construction as defined in Minn. Stats. § 216C.06, subd. 14, when in harmony with this chapter.

The applicant provided a narrative attached to this report addressing the practical difficulties outlined in City Code. In reviewing the applicant's 2022 variance request to construct a house in the MUSA with private utility systems, there was no indication of a future accessory building. The other practical difficulties regarding the topography and ditch are sufficient justifications for granting a variance.

The applicant's letter also indicates that he plans to use the structure for business equipment storage. The current application did not include a request for a Home Occupation Permit as an HOP is required for conducting business activities within a detached accessory building. The applicant will need to make a separate application

for an HOP should he desire to use the building for business purposes.

The applicant is proposing to place the structure approximately 90 feet from the centerline of Green Valley Road. City Code measures setbacks based on property lines/edges of rights-of-way. The centerline is approximately 33 feet from the edge of the edge of the right-of-way according the Anoka County half-section maps. Therefore, the structure will be approximately 57 feet back from the edge of the right-of-way. It will also be constructed behind a row of evergreen trees.

Conditions

City Code authorizes conditions being placed on variance in order to mitigate any potential impacts of granting a variance, such as adding trees to obscure sight lines.

Notification:

Notification was mailed to property owners within 350 feet of the applicant's property. A "proposed development" sign was placed in the property. A legal notice was placed in the Anoka Union Hearld Newspaper.

Time Frame/Observations/Alternatives:

Alternatives to consider:

1. Approve the variance as requested by the applicant.
2. Approve the variance with conditions that the Planning Commission sees are appropriate for the site.
3. Deny the variance based on specific findings.

Funding Source:

The applicant is responsible for all costs associated with this variance.

Recommendation:

Staff recommends approving the variance with the stipulation that a Home Occupation Permit application is made if it is intended to be used, in part, for business purposes.

Outcome/Action:

Motion to adopt Resolution #24-135 Granting a Variance to Accessory Building Placement at 6787 Green Valley Road NW.

Attachments

- Location Map
- Applicant's Narrative
- Site Plan
- Lot Survey
- Photos
- Resolution #24-135

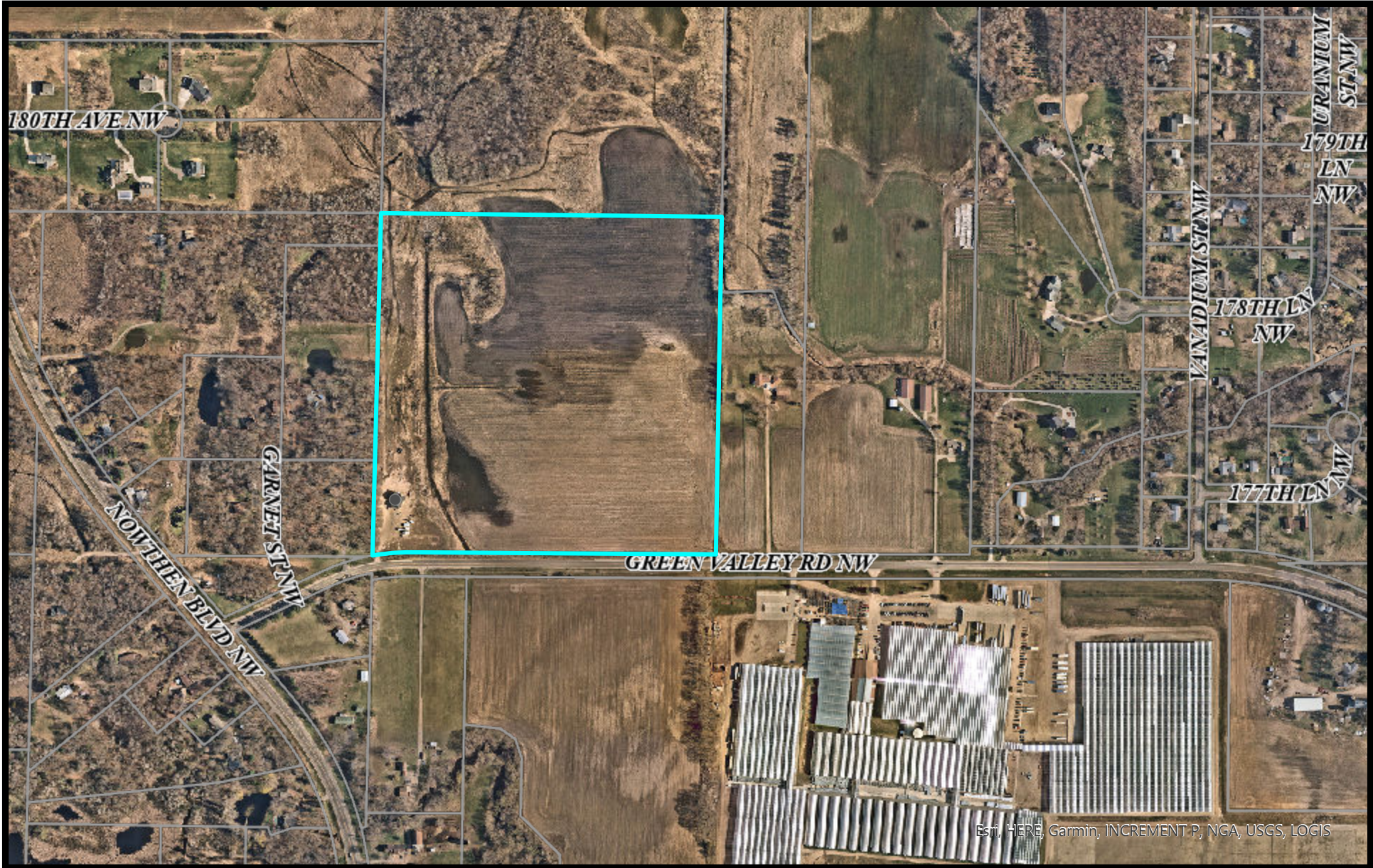
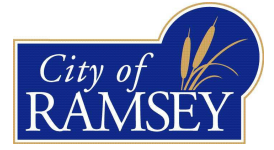
Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/16/2024 12:04 PM
Form Started By: Todd Larson		Started On: 04/29/2024 10:27 AM
Final Approval Date: 05/16/2024		

03-32-25-13-0001

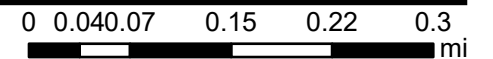
6787 Green Valley Rd NW

Hunt



Est. HERE, Garmin, INCREMENT P, NGA, USGS, LOGIS

Print Date: April 29, 2024



← Josh - Variance

My house is located at 6787 Green Valley Road Ramsey, MN 55303.

I am in need of a shed for general storage, farm maintenance and equipment storage, and business equipment storage. To clarify, this is NOT a public place of business. My HVAC business is operated on location in the field. The only business planned to operate on site at my residence is farming. In terms of need for physical space and storage, my HVAC business is incidental to what will be required for farm equipment.

Please see each point below.

#1

The original site was developed with the intention of putting a shed between the house and the road, which the old zoning allowed for as an exception on larger lot sizes. In fact, the original drawings submitted for my house showed the shop positioned as such. New zoning does not list this exception even for large lots. This is the reason for needing a variance to finish the original plan that was submitted in May of 2021.

#2

The house is situated such that putting the shed behind the house would require a significant amount of fill to be brought in and would cause the shop to infringe on an existing drainage ditch to the east of the house. This approach would dramatically increase the cost of the project. Also, access to the back of the house is not possible over the septic on the west side.

#3

The most significant directly adjacent property is Green Valley Greenhouse. GVGH will continue to build out ag buildings along Green Valley Road. Allowing our shed to be positioned between our house and the road will not set new precedent or impact the existing feel of the area with the exception of allowing us the resources we need to keep our property more organized. And that will be a great benefit to both us and our neighbors.

#4

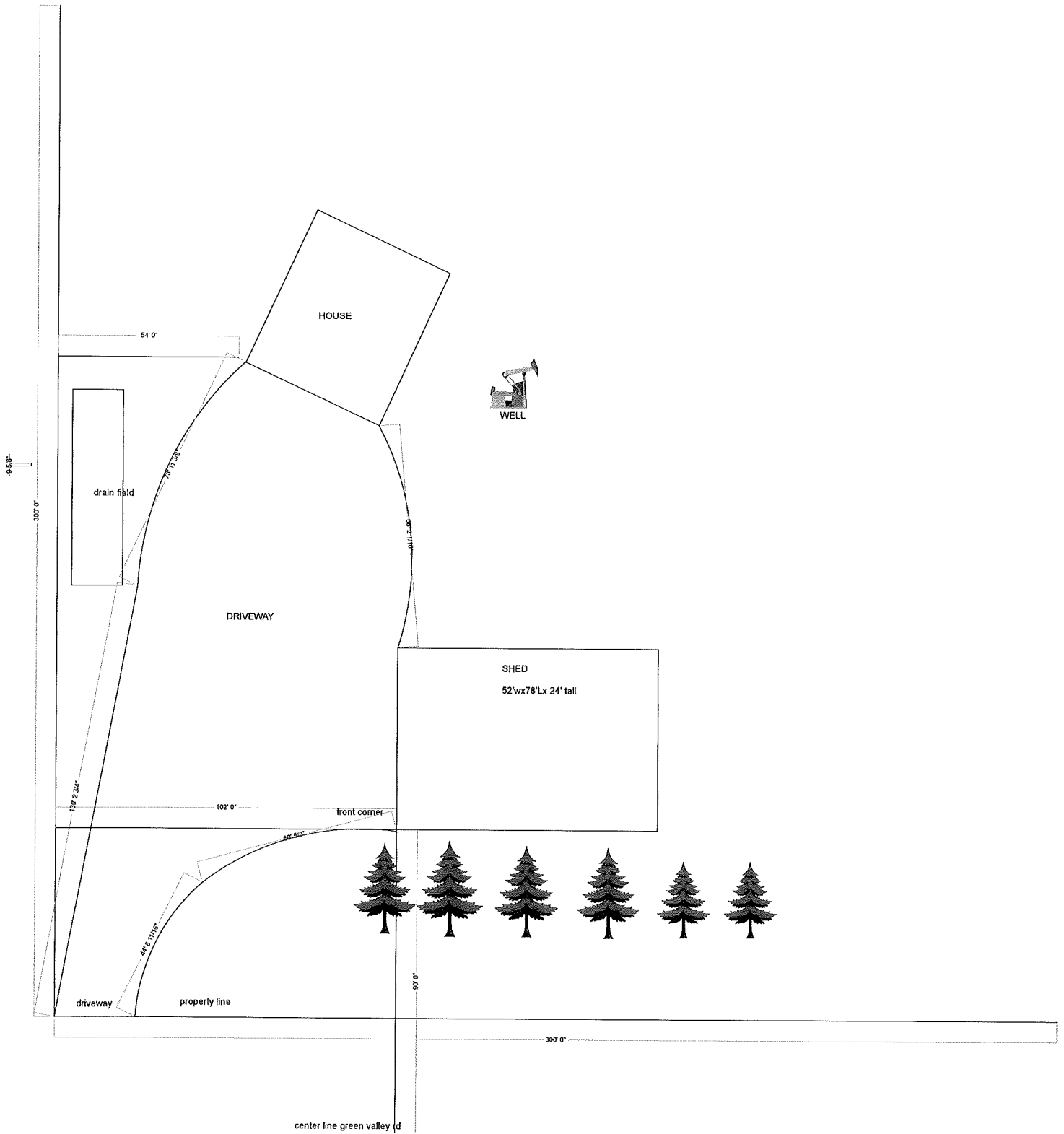
Green Valley Road is elevated significantly above the height of our property as it continues east, which causes a different dynamic than properties at the same level as the road.

A. It increases road noise to the house, which the shed should help mitigate.

B. Because of this physical barrier from the elevation of the road, the shed will not significantly impact the feeling of access or openness where it occurs because the existing tall ditch already has that effect. When approaching from the west side before the ditch becomes tall, the front of the building and the house will be visible from the road—maintaining the feeling of openness and accessibility from the west approach.

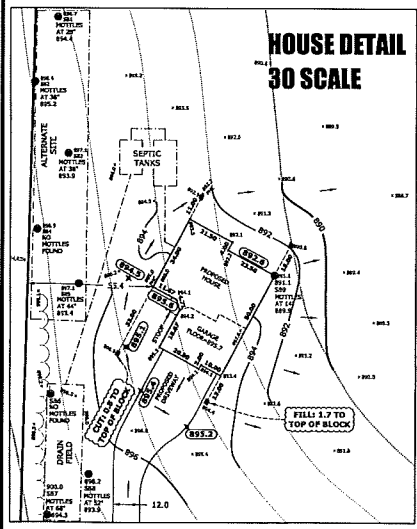
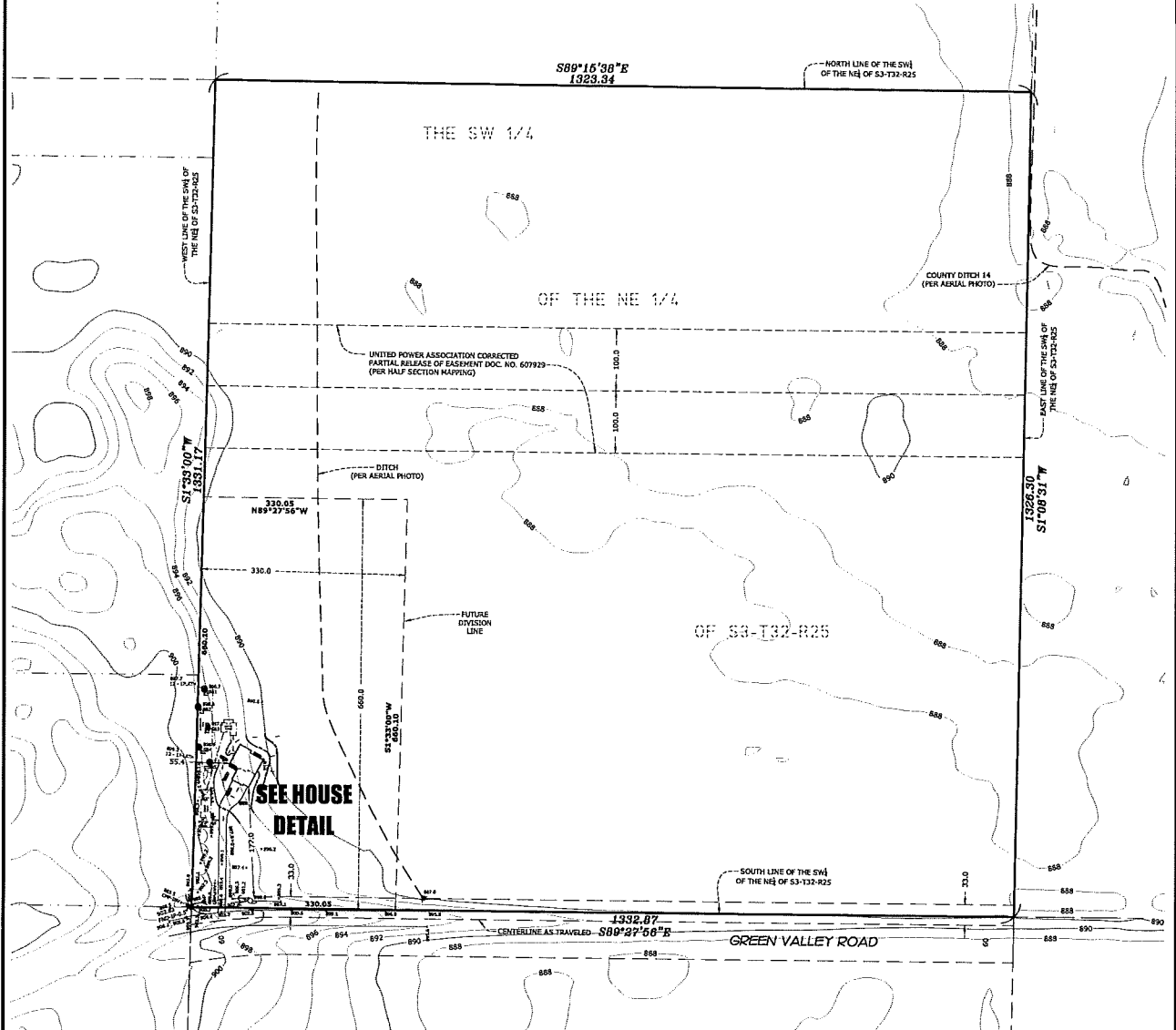
#5

I spoke with the city on multiple occasions about building a shed. The first time was prior to building my house, and they indicated that the shed needed to be considered after the primary residence was built. Then in the spring of 2022, after my house was mostly completed, I had a meeting with the city in which I was advised that I would not be able to build the shed between the road and house as I had planned. The city's advice was incorrect at the time because existing zoning (RR) allowed an exception for large lots. This incorrect guidance delayed my project. In 2023 I found, as I was speaking to my neighbor who had been told the same thing, that the exception for large lots in the RR zoning DID allow for this. And when my neighbor brought this discrepancy to the official who had given this guidance he admitted to my neighbor that he owed me an apology. But he never did contact me to explain the discrepancy. Once I learned that this was, in fact, allowed in my RR zoning, I continued to make plans. After submitting the plan in late 2023, I found out that the exception no-longer exists based upon my property zone changing to MR from RR in 2024. For this reason, as well as those articulated above, I believe my request is in the best interest of my neighbors, my family, and the integrity of the city of Ramsey.



CERTIFICATE OF SURVEY

~for~ JOSH HUNT
 ~of~ XXXX GREEN VALLEY ROAD
 RAMSEY, MN



- ### LEGEND
- DENOTES IRON MONUMENT FOUND AS LABELED
 - DENOTES EXISTING SPOT ELEVATION
 - DENOTES SOIL BORING. (BY MARK TRADEWELL)
 - DENOTES GUY WIRE
 - DENOTES POWER POLE
 - DENOTES STORM SEWER APRON
 - DENOTES OVERHEAD UTILITY
 - DENOTES EXISTING CONTOURS
 - DENOTES BITUMINOUS SURFACE

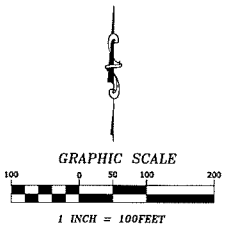
- ### NOTES
- Field survey was completed by E.G. Rud and Sons, Inc. on 02/11/2022.
 - Bearings shown are on Anoka County datum.
 - Parcel ID Number: 03-32-25-13-0001.
 - This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
 - Due to field work being completed during the winter season there may be improvements in addition to those shown that were not visible due to snow and ice conditions characteristic of Minnesota winters.
 - Builder to verify house dimensions, sewer depth and foundation depth.
 - Driveways are shown for graphic purposes only. Final driveway design and location to be determined by contractor.
 - Finished grade adjacent to home shall be 0.5 feet below top of block except at driveway and patio.
 - Surveyed premises shown on this survey map is in Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain), according to Flood Insurance Rate Map Community No. 270681 Panel No. 0165 Suffix E by the Federal Emergency Management Agency, effective date 12/16/2015.

DIAG: 78.00 X 45.00 = 90.05
 (5 COURSE WALKOUT BASEMENT)

PROPOSED ELEVATIONS

TOP OF BLOCK = 896.1
 GARAGE FLOOR = 895.7
 LOWEST FLOOR = 892.9
 TOP OF FOOTING = 892.6

(HOUSE BORING, MOTTLES=889.9)



I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

RASON E. RUD
 RASON E. RUD
 Date: 03/15/2022 License No. 41578

E. G. RUD & SONS, INC.
 Professional Land Surveyors
 6776 Lake Drive NE, Suite 110
 Lino Lakes, MN 55014
 Tel. (651) 361-8200 Fax (651) 361-8701

The Southwest Quarter of the Northeast Quarter of Section 3, Township 32, Range 25, Anoka County, Minnesota

DRAWN BY: BCD	JOB NO: 220119HS	DATE: 03/15/2022
CHECK BY: JER	FIELD CREW: BAVCS	
1 03/15/22	ADD BORINGS	BCD
2		
3		
NO.	DATE	DESCRIPTION

Variance Request – 6787 Green Valley Road NW
Planning Commission Date – May 23, 2024



Photo 1. Looking north from Green Valley Rd. NW. The accessory structure will be constructed beyond the evergreens. Photo date 5/3/2024.



Photo 2. Looking northeast from Green Valley Rd. NW. Photo date 5/3/2024.

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

RESOLUTION #24-135

**A RESOLUTION APPROVING A VARIANCE TO ACCESSORY STRUCTURE
PLACEMENT AT 6787 GREEN VALLEY ROAD NW**

RECITALS

1. **WHEREAS**, The City of Ramsey received an application from Mr. Josh Hunt (the "**Applicant**") requesting a **Variance** to the accessory structure placement rules on the property legally described as follows:

The Southwest quarter of the Northeast quarter of Section 3, Township 32, Range 25, except road, subject to easements of record, Anoka County, Minnesota

(the "**Subject Property**")

2. **WHEREAS**, the **Applicant** appeared before the Planning Commission for a public hearing pursuant to Section 106-220 (**Variances**) of the Ramsey City Code on May 23, 2024, and that said public hearing was properly advertised and that the minutes of said public hearing are available.
3. **WHEREAS**, the **Subject Property** is approximately 39.94 acres in size, which is similar to other properties in the immediate surrounding neighborhood.
4. **WHEREAS**, the **Subject Property** is zoned MR – MUSA Reserve.
5. **WHEREAS**, the parcels surrounding the **Subject Property** to the north, east, and south are also zoned as the MR district.
6. **WHEREAS**, the **Subject Property** is guided as Low Density Residential in the 2040 Comprehensive Plan.
7. **WHEREAS**, City Code Section 106-450(3)b. (Accessory Structures) state that accessory structures have a setback adjacent to rights-of-way "No closer to the street than the edge of the principal structure."
8. **WHEREAS**, the Applicant proposes to construct an accessory structure that meets all of the applicable Zoning Code requirements, except for placement between the front façade of the house and Green Valley Road Northwest.
9. **WHEREAS**, there is a drainage ditch and steep slopes to the side and rear of the house not making constructing the accessory structure in the side or rear practically feasible.

FINDINGS OF FACT

1. That the **Variance** will be in accordance with the objectives of the intent of Section 106-220 (**Variations**) of the Ramsey City Code.
2. That the **Variance** will allow the property owner to use the property in a reasonable manner not otherwise permitted by the zoning code.
3. That the **Variance** will not alter the essential character of the locality.
4. That the **Variance** is not intended to solely satisfy economic considerations.

NOW THEREFORE, BE IT RESOLVED BY THE 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 deviate from the required setbacks set forth in Section 106-450(3)b. to allow an accessory building placed between the front façade of the house and Green Valley Road NW on the **Subject Property**, subject to review and approval as to legal form and contingent upon the following conditions:

CONDITIONS

1. That this variance allows for construction of one accessory structure up to 4,056 square feet between the front façade of the house and the north right-of-way line for Green Valley Road NW with an approximate setback of 57 feet from said right-of-way line.
2. That the **Applicant** shall obtain the necessary building permit(s) to construct the accessory building.
3. That no new or additional driveways to Green Valley Road are created as a result of this variance.
4. That this accessory structure must not be used for business purposes without first obtaining a Home Occupation Permit as required by the Zoning Code.
5. That all other design requirements of the Zoning Code are met.
6. That this resolution shall be recorded against the property with the Anoka County Recorder’s Office prior to receiving a building permit.

The motion for the adoption of the foregoing resolution was duly seconded by Commissioner _____, 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 Planning Commission this the 23rd day of May, 2024.

Planning Commission Chairperson

ATTEST:

City Clerk

The document drafted by:
The City of Ramsey
7550 Sunwood Dr NW
Ramsey, Minnesota 55303