

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

RESOLUTION #24-166

**A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR
A MOTOR FUEL STATION AT 7990 SUNWOOD DRIVE NW**

RECITALS

1. Garage RE LLC, doing business as Take 5 Oil Change and hereafter referred to as the “Permittee”, has properly applied for a Conditional Use Permit to construct and operate an oil change and related vehicle maintenance businesses classified as a “motor fuel station” per City Code Section 106-621 on the property generally known as 7990 Sunwood Drive NW and legally described as:

Lot 2, Block 1, COR Four, Anoka County, Minnesota

(the ‘Subject Property’);

2. That the Subject Property is zoned COR-2b, Commercial Subdistrict, and is approximately 1.16 acres in size.
3. That the parcels to the north, south, and east of the Subject Property are also zoned COR-2 and COR-2b, Commercial Subdistrict, while the parcels to the west (across Armstrong Boulevard) are zoned B-2, Community Business District.
4. That the Subject Property is guided as Mixed Use in the 2040 Comprehensive Plan.
5. That Motor Fuel Stations, Gas Station, and CNG Fuel Sales are listed as a Conditional Use per City Code Section 106-621 (Principal Uses).
6. That motor oil change and sales are included in the definition of “Motor Fuel Station”, as stated in City Code Section 106-106 (Definitions)
7. That the Subject Property is also located within a Drinking Water Supply Management Area (DWSMA) and thus, on-site stormwater infiltration is not permitted.
8. That the Permittee has submitted a Site Plan, designed by Rehder & Associates, Inc. and dated May 31, 2024, depicting the location of the approximately 1,860 square foot building, 31 parking stalls, and other site improvements.

FINDINGS OF FACT

1. That the motor fuel station 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 fuel station will be designed in such a way that it will not change the essential character of the area.
3. That the motor fuel station will not negatively impact essential public facilities and services, such as highways, streets, police and fire protection.

4. That the motor fuel station 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 fuel station 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 oil change with related vehicle maintenance business classified as motor fuel station on the Subject Property contingent upon the following conditions:

CONDITIONS

1. That this Conditional Use Permit is valid only for oil changes and similar vehicle maintenance operations within the definition of "motor fuel station." It does not permit the sale of gasoline and other fuels nor does it permit vehicle repairs.
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 operations inside the building on the Subject Property.
5. That the Permittee agrees that there shall not be any automotive parts, oil, or lubricants stored outside on the Subject Property.
6. That no customer vehicles may remain outside on site after normal business hours.
7. That the Permittee agrees to comply with all standards in Section 106-990 of City Code pertaining to fuel sales in the Wellhead Protection Overlay District.
8. That the Permittee shall be responsible for all City costs incurred in administering and enforcing this Permit.
9. 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.
10. 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.
11. 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 July, 2024.

Mayor

ATTEST:

City Clerk