

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

RESOLUTION #24-227

**A RESOLUTION APPROVING A VARIANCE TO BUILDING SETBACKS
AT 14220 BASALT STREET NW**

RECITALS

1. **WHEREAS**, The City of Ramsey received an application from Quad Logic (the "**Applicant**") requesting a **Variance** to the rear yard setback to accommodate a building addition located at the property generally known as 14220 Basalt Street NW and legally described as follows:

Lot 5, Block 4 Gateway North Industrial Park Plat 2

(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 August 22, 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 1.79 acres in size, which is similar, if not slightly smaller, than other properties in the immediate surrounding area.
4. **WHEREAS**, the **Subject Property** is zoned I-1 – Light Industrial.
5. **WHEREAS**, the parcels surrounding the **Subject Property** to the northwest, east, and south are also zoned I-1 – Light Industrial and the parcel to the southwest is zoned I-2 – General Industrial.
6. **WHEREAS**, the **Subject Property**, and all surrounding parcels, is guided as Business Park in the 2040 Comprehensive Plan.
7. **WHEREAS**, City Code Section 106-530 (Bulk Standards) states that the minimum rear yard setback for parcels in the I-1 – Light Industrial District is twenty-five (25) feet.
8. **WHEREAS**, the **Applicant** is proposing a building addition of approximately 3,440 square feet for additional cold storage space due to increased product demand.
9. **WHEREAS**, the **Subject Property** is triangular shaped and abuts Bunker Lake Boulevard, a County Highway.
10. **WHEREAS**, a building addition to the east is not feasible as it would disrupt the existing access to the **Subject Property** (currently off of Basalt Street) and it is very unlikely that an access onto Bunker Lake Boulevard would be approved by Anoka County Highway

Department (this would likely be undesirable to the **Applicant** as well due to the center median now in place adjacent to the **Subject Property**, meaning an access onto Bunker Lake Boulevard, if approved, could only be a right-in, right-out). Furthermore, this would also result in loss of parking spaces and a reduction in the drive-aisle width to something less than twenty-four (24) feet, which is the minimum required by City Code.

11. **WHEREAS**, a building addition to the north is not feasible as that is where the existing loading docks are located and it would eliminate the necessary maneuvering areas that the semi-trucks need to back up to them.
12. **WHEREAS**, there is currently a ten (10) foot wide drainage and utility easement along the western property line of the Subject Property, which the Applicant has requested a vacation of five (5) feet to accommodate the building addition.
13. **WHEREAS**, the City’s Engineering Department has reviewed the requested partial easement vacation and has no objections.

FINDINGS OF FACT

1. That the **Variance** will be in accordance with the objectives of the intent of Section 106-220 (**Variances**) 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 building setbacks set forth in Section 106-530 to accommodate a building addition that is approximately 3,440 square feet in area 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 a building addition of approximately 3,440 square feet to be located no closer than five (5) feet from the western property boundary of the **Subject Property**, as shown in Exhibit 1.
2. That approval of this **Variance** is contingent upon successfully vacating five (5) feet of the existing drainage and utility easement along the western boundary of the Subject Property.

The Ramsey City Council will consider the requested easement vacation at their regular meeting on August 27, 2024.

3. That the **Applicant** shall obtain the necessary building permit(s) to construct the building addition.
4. That all other design requirements of the Zoning Code and Building Code are met.
5. That this resolution shall be recorded against the property with the Anoka County Recorder's Office prior to receiving a building permit.
6. That the **Applicant** shall be responsible for all City costs incurred in administering and enforcing this **Variance**.
7. That this **Variance** shall automatically expire if the use is not initiated by August 22, 2025, and initiation shall be considered issuance of a Building Permit for the building addition.

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 22nd day of August, 2024.

Planning Commission Chairperson

ATTEST:

City Clerk

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

Exhibit 1

