

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

RESOLUTION #24-273

**A RESOLUTION APPROVING A VARIANCE TO HORSE STABLE SETBACKS AT
17400 BAUGH ST NW**

RECITALS

1. **WHEREAS**, The City of Ramsey received an application from Susan Arellano (the "**Applicant**") on behalf of John McAllister (the "**Permittee**") requesting a **Variance** to the horse stable setback regulations on the property legally described as follows:

The North 200 Feet of the South 833 Feet of the East 439 Feet of the Southeast 1/4 of the Southwest 1/4 of Section 6 Township 32 Range 25 (As Measured Parallel with the East & South Lines Thereof), Excluding Road, Subject to Easement 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 April 25, 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 1.74 acres in size, which is similar to other commercial properties in the immediate surrounding neighborhood.
4. That the **Subject Property** is zoned RR, Rural Residential.
5. That the parcels surrounding the **Subject Property** in all directions are also zoned RR, Rural Residential.
6. That the **Subject Property** is guided as Rural Developing in the 2040 Comprehensive Plan.
7. That City Code Section 10-3 (**Barns and Stables**) states that no stable or barn in which cows, horses, roosters, or other animals are kept may be located within 50 feet of a place of human habitation and 75 feet from neighboring property lines.
8. That as a result of a metes and bounds subdivision of the **Subject Property** in 2004 by a previous property owner, the existing stable on the **Subject Property** is located 32 feet from the property line, and that the existing riding arena on the **Subject Property** is located 21 feet from the property line.
9. That the **Applicant** is proposing to use the existing stable and riding arena to keep two horses, in accordance with all applicable standards of Chapter 10 of City Code.

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** is necessary because the plight of the landowner is due to circumstances unique to the property not created by the landowner.
4. That the **Variance** will not alter the essential character of the locality.
5. 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 minimum horse stable regulation set forth in Section 10-3, to allow a riding arena for horses to be located 21 feet from the south property line on the **Subject Property**, and to allow a horse stable to be located 32 feet from the south property line on the **Subject Property**, subject to review and approval as to legal form and contingent upon the following conditions:

CONDITIONS

1. That this variance is based off of plans dated 7/29/2024.
2. That the **Applicant** shall comply with all other regulations in Chapter 10 of City Code.
3. That the **Applicant** shall not expand the building beyond the 21-foot setback of the riding arena or beyond the 32-foot setback of the stable on the **Subject Property** in any way unless in full compliance with City Code.
4. That the **Applicant** shall be responsible for all City costs incurred in administering and enforcing this **Variance**.
5. 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 26th day of September, 2024.

Planning Commission Chairperson

ATTEST:

City Clerk

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