

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

RESOLUTION #25-015

A RESOLUTION APPROVING A DEVELOPMENT AGREEMENT FOR “BLANERY LLC”

WHEREAS, The City of Ramsey received an application from Blanery LLC (the “**Applicant**”), requesting approval of a Conditional Use Permit for Motor Vehicle Repair on the property legally described as follows:

All that part of the North 200 feet of the South 233 feet of the South half of the Southeast quarter of Section 27, Range 32, Township 25, Anoka County, Minnesota, lying West of the East 1146 feet thereof and lying East of a line parallel with the East line of said South half of the Southeast quarter drawn Northerly from a point on the South line of said South half of the Southeast quarter a distance of 266.00 feet East of the Northwest corner of Lot 1 of the duly recorded plat of Auditor’s Subdivision Number 30, said Anoka County, said 266 feet being measured at right angles to the West line of said Lot 1 together with an easement for road purposes over the South 33 feet of the East 1146 feet of the South half of the Southeast quarter, Anoka County, Minnesota

(the “**Subject Property**”).

WHEREAS, the **Subject Property** is zoned I-1, Light Industrial District, and is guided for Business Park land uses in the 2040 Comprehensive Plan; and

WHEREAS, the **Applicant** is proposing to construct a Motor Vehicle Repair business on an 0.95-acre lot; and

WHEREAS, all Motor Vehicle Repair uses within the I-1 zoning district require Conditional Use Permits and formal Site Plan Reviews from Planning Commission and City Council; and

WHEREAS, the **Applicant** submitted a Site Plan alongside the Conditional Use Permit application to Staff on September 14, 2024; and

WHEREAS, the **Applicant** appeared before the Planning Commission for a public hearing on October 24, 2024, that said public hearing was property advertised; and

WHEREAS, the Planning Commission reviewed the Conditional Use Permit and Site Plan at their regular meeting on October 24, 2024 and recommended approval of both; and

WHEREAS, the City Council reviewed and approved that request at their meeting on November 12, 2024; and

WHEREAS, a Development Agreement is required to provide financial guaranty of site improvements for proposed developments; and

WHEREAS, the proposed Development Agreement conforms to City Code requirements; and

WHEREAS, the City Council reviewed the request at their meeting on February 11, 2025.

NOW THEREFORE, BE IT RESOLVED BY THIS CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

That the Ramsey City Council hereby grants approval of the Development Agreement for Blanery LLC on the **Subject Property** in accordance with relevant City Codes, subject to the following conditions:

- 1) Final legal form approved by the City Attorney.
- 2) That the **Applicant** enters into a Development Agreement with the City.
- 3) That the Mayor and City Administrator are authorized to sign the Development Agreement.